



PLANNING AND ZONING COMMISSION

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**MINUTES
PLANNING & ZONING COMMISSION
THURSDAY APRIL 21, 2022
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN ST**

Commissioners Present: C. Andres, J. Vaiuso, J. Chadwick, S. Huttner, F. Russo
Commissioners Absent: M. Palluzzi, P. Higgins, M. Liguori
Staff Present: H. Smith-Town Planner, E. Breining-Asst. Town Planner, M. Martin-Clerk (remote)

Chairperson Andres introduced the Commission and staff.

F. Russo read the notice of Public Hearings.
Chairperson Andres reviewed the public hearing procedures.

PUBLIC HEARINGS:

1. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception- Grading (Section 6.8)
Application #22-1.4
A/R 1/20/22 & PH continued from 4/7/22
2. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owners of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception/CAM-Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH continued from 4/7/22

Public hearing #22-1.4 and #22-1.5 were discussed together.
Attorney Amy Souchuns representing the applicant spoke briefly stating she was submitted a few items for the record and reviewed what they were.

Dave Sacco (TPA Design Group) spoke next and reviewed the changes that were made in response to staff comments.
He also reviewed the Landscaping and Grading plans.

Attorney Souchuns responded to some of the staff comments.

H. Smith said he asked the Fire Marshal to review the plans and is waiting for his comments as well as the Town Attorneys comments regarding interior lots.

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He spoke briefly about open space.

The commissioners asked a few questions.

PUBLIC INPUT:

1. Louisa Deland- She showed a short video of the area taken by a drone. She wanted the commission to get an idea of the area. She noted it is also on the "Save our Wetlands website".
2. Barbara Lucas- (resides at Brightwood Rd. Cul-de-sac) She noted that the application is placing value on the potential of recreation for the open space but said much of the area is not usable. The Land Trust land to the south has no trails or parking. This open space is buried within an interior lot. She noted the Trolley berm is not easy to get to. At Sybil Creek, it is a steep slope and there may be contamination on that area. She thought the town probably wouldn't buy much of this open space and it's not recreational at all. She asked the Commission to consider this.
3. Claudio Ricchetti-(resides at Brightwood Rd. Cul-de-sac), He thinks this development is just too much for this area. Where will people park?
4. Mike Gargamelli (30 Brightwood Lane) He spoke of the purpose of the PZ Dept per the website and noted some of the areas where this proposal violates those guidelines. He noted that this area is in a FEMA flood zone. He spoke of sea level rise and also that the area is prone to power and internet outages. He said there are also legitimate concerns about berms and swales and their effectiveness. He also stated there is not enough room for a normal street.

Attorney Souchuns asked for the public hearing to remain open. We are awaiting comments from the Fire Marshal and the town Attorney.

2. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH set for 4/21/22

Daniel Rabin (applicant) spoke noting he is a member of the Clean Energy Committee.

He wanted to mention 3 things in relation to the background for this regulation change: 1. In 2018 the CT Comprehensive Energy strategy determined that one of its goals would be to source 40% electric power thru renewables by 2030 and 100% renewable electricity by 2040. That is the state goal.

In 2019 the Branford Plan of Conservation & Development had a similar objective. He then read the goal from the POCD regarding the CO2 emissions.

The third reference he noted was in 2020 the town adopted an energy plan that reiterated the state goals. Both the POCD and the Branford Energy Plan commit to moving in the direction of renewables to clean electricity. He noted there is no mention of solar in the POCD plan but the proposal that he submitted would move in the direction of

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implementing the recommendations. He commented that solar is not a panacea for energy or climate change or clean air, etc. It's a piece of the solution. More residents are using solar and its coming into its own. He listed what the proposed regulations will accomplish.

H. Smith reviewed the text of the amendment and the staff report and referred to the zoning regulations. He suggested possible wording changes to the text.

The Commissioners had a discussion and asked some questions.

PUBLIC INPUT: No one spoke.

This item was continued to the next meeting on May 5 at the Fire Headquarters. More information is coming.

3. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant
33 Elm Street
Zoning Map Change-R1 to IG1
Application #22-3.4
A/R 3/17/22 & PH set for 4/21/22

Jim Pretti (Criscuolo Engineering) represented the applicant and highlighted the zone change on the map. He noted that the property is 29 feet along the road and narrower in the back, a little pie shaped. He distributed copies of the map and the zoning regulations that were in place at the time the lot was created (2005). He went into more detail about the lot. He is not sure how the lot was created. He explained that the proposal is to change this lot to IG1 zone and add it to the IG1 lot that is next door. It makes sense. This proposal will allow the rest of the property to be used.

H. Smith reviewed the staff report. He also distributed a recent photo of the property showing extensive clearing. He is unsure why this was cleared.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the Public Hearing.

4. Joseph Grise c/o HPoint LLC-Applicant & Owner
45 West Haycock Pt. Rd.
Special Exception & Coastal Site Plan-Single Family Home
Application #22-3.5
A/R 3/17/22 & PH set for 4/21/22

Mark Young (Waldo & Associates) represented the applicant and highlighted the site plan explaining this application is for a single family home.

The Commissioners asked a few questions.

E. Breining reviewed the staff report.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the Public Hearing.

MINUTES: 4/7/22

- F. Russo made a motion to approve the minutes as written.**
- J. Chadwick seconded the motion which passed unanimously.**

RETURN TO TABLE:

1. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant
33 Elm Street
Zoning Map Change-R1 to IG1
Application #22-3.4
A/R 3/17/22 & PH set for 4/21/22

J. Chadwick made a motion to approve the Map Amendment finding it is consistent with the Plan of Conservation & Development and the Comprehensive Plan of Zoning with an effective date of May 13, 2022.

S. Huttner seconded the motion which passed unanimously.

S. Huttner was seated for M. Palluzzi who was absent.

2. Joseph Grise c/o HPoint LLC-Applicant & Owner
45 West Haycock Pt. Rd.
Special Exception & Coastal Site Plan-Single Family Home
Application #22-3.5
A/R 3/17/22 & PH set for 4/21/22

S. Huttner made a motion to approve the application with the findings and conditions below:

FINDING:

1. The Coastal Site Plan is consistent with the goal and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.

CONDITIONS:

- 1) Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 2) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.

3) To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted light fixtures shall to be provided including cut sheets with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

4) Prior to the issuance of a Zoning Permit or the zoning authorization of the issuance of a Building Permit the following shall be addressed to the satisfaction of the Town Planner or his designee:

a. A note shall be added to the site plan stating that the contractor shall be responsible for all grading and earth movement activities shall be in compliance with section 6.8 of the Zoning Regulations.

5) Measures to control dust generated by construction shall be implemented, if deemed necessary by the zoning Enforcement officer.

F. Russo seconded the motion which passed unanimously.

CORRESPONDENCE:

1. Generator installation at base of the cell tower located at 405 Brushy Plain Road.
2. Cell tower equipment swap at 20 Acorn Road.

OLD BUSINESS:

1. Proposed Affordable Housing Plan-**Public Hearing set for May 19, 2022.**
2. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH opened 2/17/22 & closed 3/17/22.
3. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce & Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH opened 2/17/21 & closed 3/17/22.

Application #21-11.9 and #21-11.10 were discussed together.

E. Breining reviewed the staff report.

J. Chadwick made a motion to approve Applications #21-11.9 & #21-11.10 by adopting the findings and conditions in the staff report below with the modifications noted.

FINDINGS:

1. Full compliance with Section 6.3 is waived per Section 6.3.L and only the landscaping shown on the proposed Site Plan as revised through 03/15/2022 is found to be required since the Commission finds that the proposed Site Plan demonstrates excellence in landscaping design.
2. The Commission finds that with respect to compliance with Section 6.7 only the applicant's proposed use would be more applicable to the Gas/Service Station in the Lighting Appendices' Table 3's pump island area as opposed to the Pedestrian Area/Building Perimeter of Table 1 in this Appendix. Therefore a max illuminance level of 12 foot-candles shall be applied to the area under the canopy.
3. The trip generation model used in the traffic study dated November 2021 and the Traffic Study Addendum dated February 16, 2022 from BL Companies and based on the Operational Summary dated March 2, 2022 (collectively the "Traffic Study") is found to be the basis for the Planning & Zoning Commission's understanding of the traffic impact of the proposed use. Based solely on this understanding of the traffic impact and the operation of the proposed use according to the time and day restrictions on the generation of traffic in the Traffic Study, the Commission finds subject to compliance with the conditions of this approval, that the Special Exception criteria of Section 9.8.F.7 and other criteria of Section 9.8.F, as they may relate to traffic, are met.

The Commission finds that, subject to the compliance with the conditions of this approval, the other criteria of Section 9.8.F are met.

4. The Commission, based on the testimony provided by Town Counsel to the Commission at the public hearing on March 17, 2022 finds that it does not have jurisdiction to address concerns raised regarding the prohibition of tractor trailer trucks serving this use from using CT Route 142.
5. With respect to the proposal in the Traffic Study to make an application to the CT DOT Office of the State Traffic Administration for an additional right-turn only lane to be added to the southbound Route 1 leg of the Route 1 Commercial Parkway intersection, the Commission supports the testimony of its traffic peer reviewer, Stephen Ullman, P.E. of Alfred Benesch & Company that this right-turn only lane not be added for the reasons he presented.

CONDITIONS:

- 1. All construction, site work, and architectural design of the proposed building on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents ("Approved Plans") except as they may be modified to conform to the requirements of this approval or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes approved by the Town Planner per Section 9.6.B.5.**
- 2. Any change to the operation of the use that substantially deviates from the "delivery van dispatch schedule" described in the Operational Summary submitted as part of Robert Baltramaitis's March 2, 2022 memo and consistent with the trip generation model used in the traffic study dated November 2021 and the Traffic Study Addendum dated February 16, 2022 from BL Companies without the approval from the Planning & Zoning Commission as a modification to this approval shall constitute a violation of this approval.**
- 3. Indigenous plant material shall be added to the landscaping plan where determined to be possible by the landscape architect.**
- 4. Prior to the start of any construction activity including tree removal/clearing (beyond that needed to complete items c. and d. below) the following shall be accomplished to the satisfaction of the Zoning Enforcement Officer:**
 - a. A pre-construction meeting including the Zoning Enforcement Officer, Town Planner (or designee), Town Engineer or designee, Inland Wetlands Department Staff, applicant's construction supervisor, applicant's Licensed Connecticut Arborist and applicant's Connecticut licensed Professional Engineer.**
 - b. Installation of construction fencing along the limit of disturbance as defined on Sheet EC-1.**
 - c. Installation of the sedimentation and erosion control measures.**
 - d. Submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford pursuant to Section 6.8.F.1 of form, content, and amount as determined by the Town Planner or Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.**
- 5. To reduce glare, all fixtures shall be demonstrated to meet the IES full-cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output – less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted light fixtures shall to be provided including cut sheets with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing**

information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

- 6. To comply with Section 6.8, the Applicant shall submit the following for the review and approval of the Town Planner or Zoning Enforcement Officer, as he may be advised by the Fire Marshal, prior to beginning any work on site requiring a Blasting Permit:**
 - a. Submittal of additional information to specify the amount of blasting and location of blasting as required by Section 6.8.F.10.**
 - b. Documentation that an offer of a pre-blast survey was made to owners of all structures any part of which is within 250 feet of the area of the blasting as identified above.**

All blasting shall comply with any Blasting Permit issued as well as the submitted Blasting Plan and be limited to Monday through Friday 9:00 am to 3:00 pm.

- 7. The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.**
- 8. Foundation as-builts are required for the proposed building.**
- 9. Prior to the issuance of a Zoning Permit or the zoning authorization of a Building Permit the applicant shall submit for review and approval by the Zoning Enforcement Officer/Town Planner, etc. any required evidence including modifications to the Plans and Application Documents required to document compliance with Condition #'s 4, 5, and 6 above and address the following:**
 - a. Final design plans, prepared by a CT licensed Professional Engineer, for all retaining walls over three feet (3') in height that meet all of the requirements of Section 6.13.C of the Zoning Regulations and demonstrating the compliance of all proposed walls with the eight-foot (8') height limitation and three-foot (3') wall separation requirements of Section 6.13.C and addressing the additional landscaping requirements of Section 6.13.C .11.**
 - b. Sign AS-1 on Sheet DN-2 shall be removed or the "Tenant ABC#" language shall be altered.**
 - c. The applicant shall include a cross walk at the northern most entrance and additional sidewalks on the site plan to extend to the northern property line so as to eventually connect with the existing sidewalks on 131 Commercial Parkway.**
 - d. The canopy shall be modified to include shielding to prevent the light sources mounted under it from being visible off-site.**

- e. Any modifications to the storm water management system shown on Sheets DR-0, DR-1 and DR-2 respectively entitled Overall Drainage Plan and Drainage Plan or Detail Sheets DN-6 through DN-14, shall be made to address comments of the Town Engineer's office in an email dated March 15, 2022 from Assistant Town Engineer Jennifer Acquino to the satisfaction of the Town Engineer.**
 - f. Any modifications to the proposed sanitary sewer service line changes proposed in the Approved Plans to take place on the private property n/f owned by 131 Commercial Parkway LLC to the north of the subject property (or the acquisition of an easement of form and content satisfactory to the Town Counsel and the Town Engineer to accommodate the changes proposed on the adjoining property) necessary to address comments of the of the Town Engineer's office in an email dated March 15, 2022 from Assistant Town Engineer Jennifer Acquino to the satisfaction of the Town Engineer.**
 - g. Submittal of two full sets of the plans enumerated in Condition 1 above modified only to address the conditions of this approval to the satisfaction of the Zoning Enforcement Officer and Town Planner stamper/sealed and signed by the appropriate professional who prepared the individual sheets.**
- 10. Prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy the following shall be addressed to the satisfaction of the Zoning Enforcement Officer:**
- a. The completion of all site work or an appropriate bond established per Section 9.6.G.**
 - b. Documentation that an offer of a post-blast survey was made to owners of all structures any part of which is within 250 feet of the area of the blasting as identified above in Condition 8 to document any changes in conditions from the pre-blast survey required above and a remediation plan proposed, approved and executed to address any conditions altered by the blasting.**
 - c. Submittal of final as-builts of the development.**
 - d. Submittal of a Financial Guarantee to ensure the survival of plant materials in favor of the Town of Branford pursuant to Section 6.3.M.3 of form, content, and amount as determined by the Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.**
- 11. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.**

- 12. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented and any additional measures to control soil and erosion determined to be necessary to address conditions during construction.**
- 13. To ensure continued compliance with the Zoning Regulations (Section 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.**
- 14. Any modifications to the site, building, statement of use, or other aspects of the property from those approved herein shall require further approval as provided by Section 9.6 of the Zoning Regulations.**
- 15. Due to the presence of inland wetlands within 100' of portions of the site work, the following additional measures regarding site and soil stabilization shall be undertaken during construction (time period between the issuance of a zoning/building permit and the issuance of the final Certificate of Compliance/Occupancy:**
 - a. The applicant shall provide monthly progress reports per Section 6.10.F.4 unless the requirement is waived by the Zoning Enforcement Officer, who may reinstitute it as he may determine necessary.**
- 16. Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit, all conditions of the approval granted by the Inland Wetlands Commission on December 9, 2021 shall be met.**
- 17. Conduits for future Electric Vehicle (EV) charging stations shall be installed as appropriate.**
- 18. The manufacturer's recommended requirements and schedule for cleaning and maintenance of the elements of the Stormwater Management System as well as an additional list of maintenance measures and schedule for their execution as approved by the Town Engineer for the elements of the Stormwater Management System without any manufacturers' s recommended requirements for maintenance shall be followed and regular monitoring of catch basins sumps, and establishment of and compliance with a cleaning schedule such that the frequency of routine cleaning will ensure that no catch basin sump at any time will be more than fifty (50) percent full (e.g. contents within the sump exceed one half of the distance between the bottom interior of the catch basin to the invert of the deepest outlet of the catch basin) performed by the applicant, owner, and/or successor in title to the Property, and reports documenting this shall be submitted to the Town Engineer every two years following the issuance of a final Certificate of Zoning Conformance or the zoning authorization of the issuance of a Certificate of Occupancy.**

J. Vaiuso seconded the motion which passed unanimously.

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4. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH opened 1/20/22 & closed 3/17/22.

5. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan/Cam – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH opened 1/20/22 & closed 3/17/22.

Application#21-11.5 and #21-11.4 are TABLED to the next meeting on 5/5/22.

6. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R 2/17/22 & PH opened 3/3/22 & closed 3/17/22.

The Commission discussed this.

S. Huttner made a motion to deny the application for the two reasons listed below in the staff memo:

1. **The applicant does not satisfy the queuing space requirements of Section 7.15.**
2. **The proposed driveway configuration would create unsafe traffic conditions and would not prevent traffic hazards and nuisances.**

F. Russo seconded the motion which passed unanimously.

7. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Application #22-2.5
A/R 3/3/22

This application is WITHDRAWN.

8. Justin Gargano-Applicant
Charles Weber Jr. c/o 16 Business Park LLC-Owner
16 Business Park Drive
Site Plan Modification- Add patio & landscaping to Brewery
Application # 22-3.6
A/R on 3/17/22

This item is TABLED to the 5/5/22 meeting.

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9. Ron & Marie Cervero-Applicants & Owners
44 Flat Rock Road
Special Exception-Oversized Accessory Structure (Construction of a Two Car Garage)
Application #22-3.7
A/R 4/7/22 & PH set for 5/5/22

10. Robert & Elena McLean-Applicants & Owners
26 Old New England Road
Special Exception- Single Family Home
Application #22-3.8
A/R 4/7/22 & PH to be set

The Public Hearing is set for 5/19/22

11. Dream Machines LLC & Cavu Holdings LLC c/o
Gerald Beauton-Applicant & Owner
226 North Main Street
Special Exception-Automotive Sales
Application #22-3.10
A/R 4/7/22 & PH set for 5/5/22
12. Sunrise Cove Association Inc. (Sunrise Cove Camp)
c/o
Robert Caldarella-Applicant
Zoning Regulation Amendment-Amend Section 3.3A
and add new Section 3.5 (Pre-existing summer
cottage/camp site).
Application #22-4.1
A/R 4/7/22 & PH set for 5/5/22
13. Robert Mangino-Applicant
Shrestha Management CCC-Owner
230 East Main Street
Site Plan-Restaurant/Convenience Store
Application #22-4.2
A/R 4/7/22

This item is TABLED.

NEW BUSINESS:

1. Vigliotti Construction-Applicant & Owner
99 Todd's Hill Road (Lot 4 & 5)
Subdivision Modification (Section 6.10)
Application # 22-4.3
To be A/R

Attorney Nicholas Mingione represented the applicant. He stated this subdivision was approved in April 2020. During the construction process, the purchaser of lot 5 decided to flip the house and put the driveway on the other side and there was a slight encroachment of the front porch to one of the side yard setbacks. He displayed the site plan.

This is a minor site line revision totaling 384 sq. feet and it requires the commission's approval. He noted the lot sizes will stay the same.

J. Vaiuso made a motion to approve this subdivision modification.

J. Chadwick seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Bond Establishment for 383 East Main Street

F. Russo made a motion to establish the bond.

J. Vaiuso seconded the motion which passed unanimously.

2. Planners Report

1. H. Smith asked the commission if they wanted to continue to meet in person or go back to zoom meetings. The commission discussed this and the general consensus was to stay with in person meetings for the next two meetings and they can discuss it further at the 5/19/22 meeting.
2. H. Smith explained that there is a change in the state law (effective in October) that allows municipalities by Zoning Regulation to require an applicant to pay for technical reviews on their project. He stated this could be an important tool to assist staff with their workload. He asked the commission for their thoughts. Would they consider a regulation change?
The commission discussed this and agreed this is a good idea.
3. H. Smith spoke of the marijuana moratorium that is in place until December 2022.
We have a draft regulation now. He will look at what other towns are doing as time goes by.
4. He noted there are some training requirements that go into effect next year for both staff and the commission. More information to follow on that. Our Zoning Officer is currently working on getting a CAZIO certification now.

The meeting adjourned at 9:45 pm.