MINUTES
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
FEBRUARY 27, 2007 6:00 PM
DR. PRIMUS ROOM, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT

PRESENT: **Commissioners Profe, Kelsey and O'Brien**
Commissioner Smith joined the meeting at 6:55 p.m.
Alternate Commissioner Brookman was seated the meeting at 7:05 p.m.

ALSO PRESENT: **Town Planner Barz and Assistant Planner Bertotti**

Commissioner Profe was Acting Chair in the absence of Commissioner Mips and Commissioner O'Brien was Acting Secretary. Commissioner Kelsey left the meeting at 8:27 p.m.

Commissioner Profe opened the meeting at 6:20 p.m.

I. COMMISSION WORKSHOP FOR ZONING REGULATIONS COMPREHENSIVE UPDATE

- **Summary of Collected Comments and Issues**

A. The Commission felt that the following issues deserve a higher than proposed level of priority:

Under Interpretation:

1. Many regulations are ambiguous and subject to varying interpretations – Change from Low to Medium.
2. The definition of a "sign" could be more comprehensive to cover a number of nuisances and gimmicks designed to attract attention to a business (i.e. streamers, pennants, painted roofs, etc.) – Change from Low to High.
3. The definition of "trucking terminals" needs to be clarified with respect to "transfer stations" and "distribution facilities" – Change from Low to Medium.

Under Standards:

1. There are no minimum/maximum bulk standards (i.e. height, lot coverage, frontage, etc.) – Change from Low to High.

B. The Commission made the following suggestions/comments regarding the issues raised by the public and Town staff:

1. Hyperlink the cross-referenced sections of the new Zoning Regulations.

2. A table of area and height standards should list flag lot standards, and be located at the beginning of the Residential Zone section.
3. The Commission disagreed with the statement that the allowed area coverage should be increased.
4. The zoning buffers between existing and new developments should be increased.
5. The Commission disagreed with the statement that the real estate signs for business, industrial and highway oriented sites are too small.
6. The compromise should be found for the noise transmission construction standards in the Design Development Districts.
7. The Commission disagreed with the statement that current open space requirements and wetlands deductions to the buildable land areas are constraining to development.
8. The Commission disagreed with the statement that the Town of Windsor lacks affordable housing.
9. Implement minimum design standards for big box developments.
10. Regulations should prevent excessive grading of sites.
11. In lieu of recent developments in Manchester, the Adult-oriented Development regulations should be reviewed for any potential loopholes.
12. The definitions should be written to distinguish between adult and children day care centers.

- **Outline of Proposed Organization of Revised Zoning Regulations**

The Commission finds the proposed organization format for the revised zoning regulations acceptable. The cross-reference table should be included with new regulations to ease the transition process.

II. ADJOURNMENT

Motion: Commissioner O'Brien moved to adjourn the meeting at 9:15 p.m. Commissioner Profe seconded the motion and it passed unanimously, 4-0-0.

Respectfully submitted, _____, Marian Madison, Recording Secretary

I certify these minutes were adopted on March 13, 2007.

_____
Karl Robert Profe, Secretary