

PLANNING & ZONING COMMISSION, Town of Canaan

Falls Village Town Hall
Regular Meeting Minutes
Wednesday, July 23, 2008

Present: Fred Laser, Chairman, Mike O'Neil, Zoning Enforcement Officer, and Members, Greg Bidou, Jody Bronson, Tom Scott, and Alternate Member, Vincent Inconiglios. Absent: Members, Stephen Koshland, Ruth Skovron, Richard Stone and Alison Orr-Andrawes. (Present Alternate Member, Vincent Inconiglios sitting in for absent Member, Ruth Skovron.)

Regular Meeting called to order at 7:04 p.m. by Chairman, Fred Laser.

1 Approval of Minutes, June 25, 2008 P&Z Regular Meeting.

Chairman, Fred Laser asked for a Motion to approve the minutes of the June 25, 2008 P&Z Regular Meeting. Tom Scott so noted the following correction to be made in the minutes: correct the spelling of the word A-n-y in enumeration #6, to read, 6. Any other business to properly come before the Commission, (instead of "6. Ay other business to properly come before the Commission.") **MOTION made by Jody Bronson to approve the minutes. MOTION was seconded by Tom Scott and unanimously APPROVED.**

Approval of Minutes, June 25, 2008 P&Z Public Hearing.

Chairman, Fred Laser asked for a Motion to approve the minutes of the June 25, 2008 P&Z Public Hearing. **MOTION made by Tom Scott to approve the minutes. MOTION was seconded by Jody Bronson and unanimously APPROVED.**

Chairman, Fred Laser asking for a Consensus of the Commission to address the item set forth on the Agenda (copy attached) out of order so that matter "a." under enumeration 4., *New Business*, being *Site Plan Modification, RE: Solar Panel installation, Camp Freedman, 116 Johnson Road*, would be the next topic of discussion. Chairman, Fred Laser also asked for a Consensus to add an item to the agenda, under New Business as matter "b.", *10' x 30' goat shed (for Camp Freedman)*, and further asked for a Consensus of the Commission for added matter "b." under enumeration 4. to also be addressed out of order, with discussion to immediately follow matter "a" under enumeration 4. Accordingly, by unanimous consensus, the order of discussion was changed and the new matter added.

4.a. Site Plan Modification, RE: Solar Panel installation, Camp Freedman, 116 Johnson Road

Aaron Lerman, Office Manager at Camp Freedman, made a presentation to the Commission regarding the Camp's desire to install solar panels. The presentation was accompanied by a site plan prepared by Allied Engineering Associates. Aaron advised that the Camp had been in contact with Ross Solar Group regarding the 6.84-kilowatt system, which would provide approximately 56% of the office electrical needs. Aaron further advised that the approximate size of the solar panel system would be 12' x 24'. The Associate Director of Camp Freedman further commented that it was her understanding that any excess power would be generated back to the panels.

4.b. 10' x 30' goat shed.

Following the solar panel installation presentation, the Commission discussed the Camp's request for a 10' x 30' goat shed.

Chairman, Fred Laser asked for a Motion to approve the Site Plan Modification, RE: Solar Panel installation and to approve the 10' x 30' goat shed. **MOTION made by Greg Bidou to approve the Site Plan Modification, RE: Solar Panel installation, Camp Freedman, 116 Johnson Road, and to approve the 10' x 30' goat shed. MOTION was seconded by Jody Bronson and unanimously APPROVED.**

2. ZEO Report by Michael O'Neil. Copy attached.

Mike read his July 23, 2008 report to the Commission members and elaborated on certain matters, which were discussed by the Commission. Jody Bronson so noted a correction in the report with regard to the zoning permit for the 8' high fence (Z 08-04, 201 Undermountain Road) issued on July 2nd, being that it was issued to Great Mountain Forest, not to Ellery Sinclair. **ZEO Report by Mike O'Neil was ACCEPTED, with correction.**

3. Correspondence and Public Comments.

a. Letter from NWCOG, Amendments to Zoning Regulation comments, dated June 26, 2008. Fred advised that he had received a memo from NWCOG and the Action of the Regional Planning Commission with regard to the proposed zoning regulation amendments that were recently submitted, is as follows: "The proposed amendments do not conflict with any plan or policy of the Northwestern Ct. Regional Planning Commission."

Chairman, Fred Laser asking for a Consensus of the Commission to add an item to the agenda, under Correspondence and Public Comments as matter "b.", *Communication from First Selectman, Pat Mechare, Re: Cell Tower Regulation revision to be considered by Commission.* Accordingly, by unanimous consensus, the new matter was added.

3.b. Communication from First Selectman, Pat Mechare, Re: Cell Tower Regulation revision to be considered by Commission. Chairman, Fred Laser advised that he had received communication from First Selectman, Pat Mechare, asking the Commission to consider revising the language set forth in Tower Regulation 9.2. The Commission discussed revising the existing language and agreed the regulation should be revised. Commission Members, Tom Scott and Greg Bidou to revise Tower Regulation 9.2 and submit the same to the Commission for consideration.

5. Old Business:

No Old Business to be discussed.

6. Any other business to properly come before the Commission:

Chairman, Fred Laser reported that he and ZEO, Mike O'Neil, at Mike O'Neil's suggestion, had discussed three proposals for additions to the Regulations: adding two land use applications, in lieu of Special Exception Applications; (1) a Site Plan application, and (2) a Zoning Permit for Signs, and to include a fee schedule for any approved added applications. The Commission discussed pros and cons of adding each of the two applications. It was commented that a site plan application could potentially provide the ability to forego Public Hearings depending on matter and discretion of ZEO and that a Sign Permit Application (as an example, Mike provided the City of Torrington Sign Permit Application) should be considered given the various Special Exceptions for signs that have recently come before the Commission. The third proposal being the addition of a regulation regarding Windmills, Towers and Energy Producing Wind Devices. Mike O'Neil

presented the Commission with a copy of Goshen's Planning & Zoning regulation, for the purpose of providing the Commission with regulation language as to how other Commission's were handling these matters and as matter of staying current and proactive with new matters coming before local Planning & Zoning Commissions. Jody Bronson advised that his wife, Jean Bronson, was a member of the Falls Village Energy Commission/Committee ("FVEC") and that he would ask Jean to have the FVEC make a recommendation to the Commission. The Commission decided that the three proposals required further discussion and would be addressed at the next P&Z Regular Meeting to be held in September.

There being no further business, Tom Scott moved, Vincent Inconiglios seconded, to adjourn the meeting.

7. Adjournment. Regular Meeting adjourned at 8:21 p.m. by Chairman, Fred Laser.

Respectfully submitted, Alice Macchi, Recording Secretary.