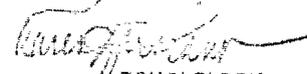


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Town of Stafford
Planning & Zoning Commission
Regular Meeting
October 10, 2017
7:00 p.m. – Veterans' Meeting Room
Warren Memorial Town Hall


TOWN CLERK

Members Present: Nancy Ravetto, Chair
Gene Julian
Kathy Bachiochi
Ron Houle
Doug Fassett, Alternate

Also Present: Dave Perkins, Zoning Enforcement Officer
Leonard Clark, Alternate
Dr. David Mordasky, Agricultural Commission Chair
Public

Public Hearing:

The Town of Stafford Planning & Zoning Commission will review the proposed zoning regulations which were reorganized and revised as of September 26, 2017. At this meeting, interested persons may be heard and written communication received. Copies of legal notice and related information are on file in the Zoning Office, Town of Stafford, CT and at www.staffordct.org.

Nancy Ravetto, Chair opened the public hearing at 7:07 p.m., establishing a quorum with regular members Nancy Ravetto, Chair; Gene Julian, Kathy Bachiochi, and Ron Houle, and she seated Alternate member Doug Fassett for Roger Pelizari.

Kathy Bachiochi read the legal notice.

Zoning Enforcement Officer Dave Perkins reviewed the proposed zoning regulations as reorganized and revised as of September 26, 2017. He reviewed the new definitions that were added along with revised definitions. He reviewed the updated tables. He noted the update to accessory buildings, and noted the changes to allow agriculture in commercial districts. He reviewed a change to Standards of Design, which would allow a maximum of sixty thousand square feet of gross floor area for retail/restaurant space per lot. He reviewed the Adaptive Reuse Overlay Zone which would be allowed by special use permit.

Dave Perkins reviewed regulations concerning kennels, veterinary hospitals and animal agriculture uses, noting the only major change was regarding the keeping of manure on horse and pony farms that it not negatively impact the health and welfare of the public. The appropriate place for locating manure can be determined for each site during the special use permit process.

He also noted that the keeping of roosters and guinea hens are only to be allowed on lots over three acres, and a special use permit will be required in A, B, and C zones. He noted also the caveat in the proposed regulations for the keeping of animals for school or 4-H type projects.

Dave Perkins also provided a one page handout with proposed changes to the solar regulations which would allow lots of twenty acres or more in residential zones to have large solar arrays, subject to a Special Use Permit.

The hearing was opened to public comment. Leonard Clark of Westford Road noted that under Section 5.13 (page 64), the Adaptive Reuse Overlay Zone should refer to the Stafford Historical Commission rather than the Stafford Historical Society, as it is the Commission that is regulated by town government. He also wanted to answer a question asked at the previous PZC meeting about how much area is needed for a large solar array. He said depending on the size of the panel, which can be 200kw to as much as 400kw, a rough estimate would be that it would take about one to one-and-a-half acres for such an array.

Leonard Clark said he felt the definition of roadside stands does not address the issue of the fire department selling Christmas trees, as the proposed definition requires that at least 50 percent of the product sold at stands be produced on the property, and the trees are all brought in from elsewhere. Dave Perkins said a similar issue might be fireworks sales around the 4th of July. Nancy Ravetto suggested they put this item on their next agenda to write something that would address this issue, and there was consensus from the Commission to do so.

Dr. David Mordasky of 21 Buckley Highway, Chair of the Agriculture Advisory Commission, said he expects their Commission to take up Agritainment at their next meeting. He said overall he is pleased with the proposed regulations.

Nancy Ravetto noted that the proposed regulations had been submitted to CRCOG and they found no apparent conflicts with neighboring towns or the region.

Tyler Roberts of 27 Stafford Street asked Dave Perkins if he could elaborate on special use permits in residential zones, particularly with the Adaptive Reuse Overlay Zone. Dave Perkins said that SUPs require a public hearing. He said if a resident owned a historical structure that exists in a residential zone, they can propose a different use for it and have the Historical Commission weigh in on the proposal.

There were no further questions or comments from the public. Gene Julian made a motion to close the public hearing, seconded by Ron Houle. All were in favor.

Agenda:

1. Call to order.
2. Establish a quorum
3. Review minutes of September 26, 2017 Regular Meeting.
4. Discussion and possible action – Revised Zoning Regulations.
5. New and Other Business.
6. Adjournment.

1. **Call to order.**

Nancy Ravetto, Chair, called the regular meeting to order at 7:37 p.m.

2. **Establish a quorum.**

Nancy Ravetto, Chair, established a quorum with regular members Nancy Ravetto, Chair; Gene Julian, Kathy Bachiochi, and Ron Houle, and she seated Alternate member Doug Fassett for Roger Pelizari.

3. **Review minutes of September 26, 2017 Regular Meeting..**

Ron Houle made a motion to approve the minutes of the September 26, 2017 Regular meeting, seconded by Doug Fassett. Ron Houle, Doug Fassett, Nancy Ravetto, and Kathy Bachiochi voted in favor. Gene Julian abstained. Motion carried.

Nancy Ravetto said it has been a great compliment to see the Agricultural Advisory Commission and the Planning & Zoning Commission working so well together for the betterment of the farmers and wider community. Its' been a real community effort. Gene Julian agreed, adding that having the Agricultural Advisory Commission will change Stafford in a great way. Ron Houle said having the AAC's expertise helps take some of the burden off the PZC.

Gene Julian made a motion to accept the reorganized and revised zoning regulations as of September 26, 2017, with one amendment to substitute Stafford Historical Commission for Stafford Historical Society in the Adaptive Reuse Overlay Zone, in accordance with the Plan of Conservation and Development. The motion is to be effective October 18, 2017. Doug Fassett seconded the motion. All were in favor.

4. **New and Other Business.**

Nancy Ravetto read a request from Peter Rossi of 34 West Street to allow Backroads Barbecue to makes sales from his residential property at 34 West Street on October 14 and 15, 2017 only. The Commission understood this was probably for the TyRods Swap Meet event that weekend. Dave Perkins said he wanted to get some direction from the PZC regarding such requests. The person doing the barbecue sales would be subject to a \$110 permit cost. There was consensus from the Commission to allow this.

The request led to a broader discussion about whether not-for-profit entities (such as the Fire Department or Safenet) should be subjected to a permit fee and how language might be crafted to address this.

Doug Fassett asked if anyone knew anything about the For Sale sign on the gas station near the Big Y. It was noted that the Big Y has expressed an interest in buying the Gulf Station, but they have not submitted any formal application.

5. Adjournment.

Kathy Bachiochi made a motion to adjourn, seconded by Doug Fassett. All were in favor. The October 10, 2017 meeting of the Planning & Zoning Commission was adjourned at 7:56 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary