

RECEIVED  
STAFFORD, CT

Town of Stafford  
Planning & Zoning Commission  
Regular Meeting  
July 24, 2018  
7:00 p.m. – Veterans' Meeting Room  
Warren Memorial Town Hall

2018 JUL 26 A 9:04

5 pages  
  
Karen J. Tuckerman  
TOWN CLERK

2- 8.24 referral  
attachments added  
on July 31, 2018

Members Present: Nancy Ravetto, Chair  
Kathy Bachiochi  
Ron Houle  
Gene Julian  
Cindy Rummel

Also Present: Dave Perkins, Zoning Enforcement Officer  
Chris Joseph, alternate  
Dave Palmberg, alternate  
Public

## PUBLIC HEARING

Changes to the zoning regulations including; update table of uses; repeal forestry regulations; permit breweries and brewpubs; update bed and breakfast and sign regulations.

Nancy Ravetto, Chair, opened the public hearing at 7:03 p.m., establishing a quorum with Nancy Ravetto, Chair, Gene Julian, Kathy Bachiochi, Ron Houle and Cindy Rummel.

Kathy Bachiochi read the legal notice.

Nancy Ravetto reviewed the procedure for the public hearing. She also noted the July 10, 2018 letter from CRCOG in which they found no issues with the proposed zoning regulation changes.

Nancy Ravetto walked through the proposed changes as outlined in the handout to Commissioners. In-law apartments are to be permitted in all residential zones. Forestry regulations will be removed from the zoning regulations as, going forward, they will be added to IWWC regulations and under IWWC purview.

In 4.2, the Schedule of Permitted Uses for Residential Districts, bed and breakfasts will be allowed as a special use permit in all residential zones.

Some housekeeping with numbering and re-numbering as well as verbiage adjustments are required. The “Conversion for Bed and Breakfast or rentals via online transient reservation systems” should be numbered 4.7. Under this, Items A—3, 5, and 6 has been eliminated. These rentals will be allowed in all residential districts.

Definitions for breweries and brewpubs in accordance with Section 7.13 have been added, as well as Item 10 under 7.13 to add “Manufacturers Permit.” Brewpubs also need to be added to Section 7.13, #2, (page 87).

The Schedule of Permitted Main Uses was incorrectly numbered as 5.1, and should be 5.2. In this chart, bed and breakfasts were written to be allowed by Site Plan in zones LB and HB. Dave Palmberg said he had some concerns about how these might fit with neighboring properties. After further discussion, the Commission agreed to allow them in zones LB, HB and CB but all by special use permit, as this would allow them greater discretion.

The Commission reviewed other changes to the table including Item 19 (Business and professional offices, banks), 22 (Assembling processing and packaging of goods for sale), 24 (Drive-in, open air sales, commercial recreation, amusement arcade, café, and indoor entertainment facilities), and 26 (wholesale storage, freight terminal, commercial processing, Brewery)

For Item 23 (Grooming facilities), this is to be allowed under a special use permit in the CB and IN zones. For item 26, the Commission agreed to allow such uses by site plan in both the IN and HI zones.

The Commission reviewed the proposed amended sign regulations, noting the section should be listed as 6.3I.

There was consensus to add the brewpub definitions as outlined, and to remove the forestry regulations and do appropriate renumbering. Dave Perkins suggested that with any approval that the Commission separate out the deletion of the forestry regulations with an effective date of two weeks after the IWWC adopts the forestry regulations as their own.

The public hearing was opened to public comment. Chris Joseph of 5 Collette Road West asked about Item B.3 under Conversion for Bed and Breakfast. He said he felt the requirement that they be screened from the street and abutting properties seemed excessive. After some discussion, the Commission agreed to remove this line item completely. Because it requires a special permit, they felt they could use their discretion on a case by case basis as to whether any screening might be appropriate.

There were no other questions or comments from the public. Gene Julian made a motion, seconded by Ron Houle to close the public hearing at 7:26 p.m. All were in favor.

**Regular Meeting Agenda:**

1. Call to order and establish a quorum.
2. Review minutes of 6/26/2018 regular meeting.
3. Discussion and possible action on Public Hearing items.
4. 8-24 referral ... sales of town-owned property
5. 8-24 referral ... Standish Drive and Whippoorwill Lane land acquisition.
6. Discussion in regards to site plan modifications
7. New and other business
8. Adjournment

**1. Call to order and establish a quorum.**

Nancy Ravetto, Chair, called the meeting to order at 7:26 p.m., establishing a quorum with Nancy Ravetto, Chair, Gene Julian, Kathy Bachiochi, Ron Houle and Cindy Rummel.

**2. Review minutes of 6/26/2018 regular meeting.**

Ron Houle made a motion, seconded by Kathy Bachiochi to approve the 6/26/2018 meeting minutes. Ron Houle, Kathy Bachiochi, Gene Julian and Nancy Ravetto voted in favor. Cindy Rummel abstained. Motion carried.

**3. Discussion and possible action on Public Hearing items.**

Nancy Ravetto thanked Dave Perkins for the extensive work he did on these updates on behalf of the Commission. She said it relaxes some outdated and cumbersome restrictions.

Gene Julian made a motion, seconded by Kathy Bachiochi, to approve the changes to the zoning regulations including; update table of uses; repeal forestry regulations; permit breweries and brewpubs; update bed and breakfast and sign regulations as presented, with the additional changes as discussed and agreed to during this evening's public hearing, effective August 8, 2018. It was noted these changes are in conformance with Stafford's Plan of Conservation and Development and were found acceptable to CRCOG. All were in favor.

Gene Julian made a motion, seconded by Cindy Rummel to remove the forestry regulations from the zoning regulations under 7.10, simultaneously with the adoption of the state forestry regulations by the IWWC. All were in favor.

**4. 8-24 referral ... sales of town-owned property.**

Nancy Ravetto read the 8-24 referral from the First Selectman's office. The First Selectman is asking that the Board of Selectmen be authorized to negotiate and sell any of the properties on a list, which was provided to the PZC. Permission would be granted to the Board of Selectmen via town meeting to sell any of the properties in the best interests of the Town.

The Commission reviewed the list which represents a total value of \$991,620. They discussed the Stafford Heights properties, which Dave Palmberg said are located behind the middle school, east of Olympic Field and behind the Dollar General store. They also discussed the several properties along Lake Shore Blvd, Pinney School, and 76 Wales Road.

Gene Julian made a motion, seconded by Kathy Bachiochi, to issue a positive 8-24 referral to the Board of Selectmen for the sales of town-owned property, per the list provided. Gene Julian, Kathy Bachiochi, Cindy Rummel, and Nancy Ravetto voted in favor. Ron Houle was opposed. Motion carried.

**5. 8-24 referral .... Standish Drive and Whippoorwill Lane land acquisition.**

Gene Julian said it makes good sense for this to become a town-owned piece of property. The owner wants the town to take it over and the town already plows and maintains it. The town plows use the piece to turn around. There will be no fee for the land.

Ron Houle made a motion, seconded by Gene Julian, to issue a positive 8-24 referral to the Board of Selectman for the 2,607 square feet acquisition of land on the corner of Standish Drive and Whippoorwill Lane, as per the plot plan provided. All were in favor.

**6. Discussion in regard to site plan modifications.**

Dave Perkins said there is a pending application before the Zoning Board of Appeals at Isabel Court. If going up the street, the property is on the left. He provided a drawing. The house involved is a unit in the condominium complex and has about 168 feet of frontage. They want to carve out some of this and reduce the frontage to 80 feet. This will impact the special permit that was granted to create multi-family housing in this area.

Dave Perkins said he felt the lawyer for this application needs to come before the Commission to seek a modification of the special permit. He said presently there is no mechanism for the ZEO to approve a minor modification.

Dave Perkins provided a sheet with regulations in other towns that address this for the Commission to consider, and the Commission reviewed them. He asked if the Commission would be open to him meeting with the Chairman to discuss these things when they arise, and then bring it to the Commission if he would need their input. Dave Palmberg said where he serves as ZEO, these types of things are approved at the staff level. It was understood that in this particular situation, the ZBA needs to make a ruling.

Nancy Ravetto said she felt the changes requested in this application are substantial. She said they will need to demonstrate a hardship. She also said she was not sure if Phase II of this development had been approved.

Gene Julian agreed it would be prudent for the Commission to craft a site plan modification regulation. Nancy Ravetto said she could work with Dave Perkins to craft a suggested regulation and bring it to the Commission.

**7. New and other business.**

Dave Perkins said the Zoning Board of Appeals will be hearing the Isabel Court application at the Senior Center next Thursday at 7:00 p.m.

**8. Adjournment.**

Ron Houle made a motion to adjourn, seconded by Cindy Rummel. All were in favor. The July 24, 2018 Stafford Planning & Zoning Commission meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary

RECEIVED  
STAFFORD, CT

8-24 referral from the First Selectman's office:

2018 JUL 31 P 12:24

The First Selectman is asking that the Board of Selectmen be authorized to negotiate and sell any of the properties on the attached list. Permission will be granted to the BOS via town meeting to sell any of these properties in the best interests of the Town.

From pocd.....Stafford consists of 58 square miles, or 37,120 acres. Of this 5,951 acres is state forest, 671 acres state owned flood control areas, 1,754 acres preserved open space land owned by Norcross Wildlife Sanctuary, and three acres belongs to the Northern Connecticut Land Trust, for a total of 8,379 acres. Additionally, the town owns 450 acres, with only 12 acres designated as dedicated as open space. This is the Renn property given to the town on New City Rd. Stafford also owns the 200 acre Hyde Park, 80 undeveloped acres surrounding the Middle and High Schools and 40 acres around Dennis Pond. Outside of the downtown area, the town owns approximately 35 acres behind the West Stafford School. The remainder of town owned land is schools, cemeteries, the transfer station etc. Aside from the 12 acre Renn property, none of the town's lands are protected in perpetuity from development. Some of these parcels are very small and do not abut any other protected space. **The town should investigate selling these small parcels with limited open space potential, to adjoining landowners.**

PAPNO	Value	acerage	address	
64/028	\$32,200.00	0.18	0000 LAKE VIEW TER	lake area not buildable corner of
62/034	\$8,190.00	0.33	1 OLD CRYSTAL LAKE RD	boyer and 30
62/013	\$22,190.00	0.44	13 BOYER RD	buildable
59/040	\$5,110.00	0.44	17 PETTERSSON CIR	buildable
59/019	\$32,620.00	0.26	10 HARVEY LA	
59/002	\$43,680.00	0.82	11 PETTERSSON CIR	buildable.Rear lot
73/055	\$5,110.00	0.42	83 WESTFORD AVE	wet
70/017	\$20,820.00	4.40	11 SELLERS LA	old landfill
52/097	\$23,450.00	0.45	60 WEST MAIN ST	
52/052	\$21,980.00	0.22	103 WEST MAIN ST	corner of stafford hgts...buildable?
52/036	\$6,090.00	0.09	44 STAFFORD HGTS	o f
52/035	\$6,090.00	0.09	42 STAFFORD HGTS	i r
52/034	\$6,090.00	0.11	40 STAFFORD HGTS	d n
52/033	\$6,090.00	0.12	38 STAFFORD HGTS	s t
52/032	\$6,090.00	0.11	36 STAFFORD HGTS	u a
52/031	\$6,090.00	0.11	34 STAFFORD HGTS	b g
52/028	\$9,800.00	0.12	28 STAFFORD HGTS	d e
52/020	\$6,230.00	0.06	12 STAFFORD HGTS	i on
52/027	\$9,800.00	0.14	26 STAFFORD HGTS	v oak
52/024+25+26	\$12,810.00	0.30	22 STAFFORD HGTS	io s
52/022+23	\$12,600.00	0.24	18 STAFFORD HGTS	n t
46/034D	\$47,300.00	1.37	0 TROLLEY CROSSING	landlocked off abby by river
45/049	\$19,250.00	0.45	64 CRYSTAL LAKE RD	on 30 buildable?
46/041C	\$23,170.00	1.44	0 ABBY RD	landlocked by river
40/044	\$203,700.00	1.26	263 EAST ST	pinney school
26/023	\$16,870.00	0.35	0 SUNSET RIDGE	left over see laurel below
26/017	\$35,700.00	1.12	17 LAUREL LA	left over
26/016	\$35,490.00	1.03	19 LAUREL LA	from sub division wet
18/025	\$4,550.00	0.15	5 MEADOW TR	i
18/026	\$4,550.00	0.16	3 MEADOW TR	a
18/023	\$4,480.00	0.17	8 MEADOW TR	k
18/022	\$4,690.00	0.17	6 MEADOW TR	e
18/016	\$4,620.00	0.25	9 FOX TR	lake area
18/060	\$11,830.00	0.19	57 COLBURN RD	lake area
18/084	\$10,360.00	0.26	64 LAKE SHORE BLVD	a
18/083	\$11,900.00	0.26	66 LAKE SHORE BLVD	k
18/077	\$12,040.00	0.24	78 LAKE SHORE BLVD	e
18/075	\$12,040.00	0.22	82 LAKE SHORE BLVD	area
17/75	\$187,460.00	0.83	76 wales road	water front
17/049.2	\$12,950.00	0.45	0 LAKE SHORE BLVD	
17/049.1	\$16,450.00	0.47	100 LAKE SHORE BLVD	
	\$991,620.00			

ST E7



# Town of Stafford

## Connecticut

1 Main Street, Warren Memorial Town Hall  
Stafford Springs, CT 06076-1208

PLANNING & ZONING COMMISSION  
(860) 684-1793 • Fax (860) 684-1768

To: Planning and Zoning Commission

From: \_\_\_\_\_ (Name)

First Selectman (Department)

Date: 7/17/18

2018 JUL 31 P 12:24

RECEIVED  
STAFFORD, CT

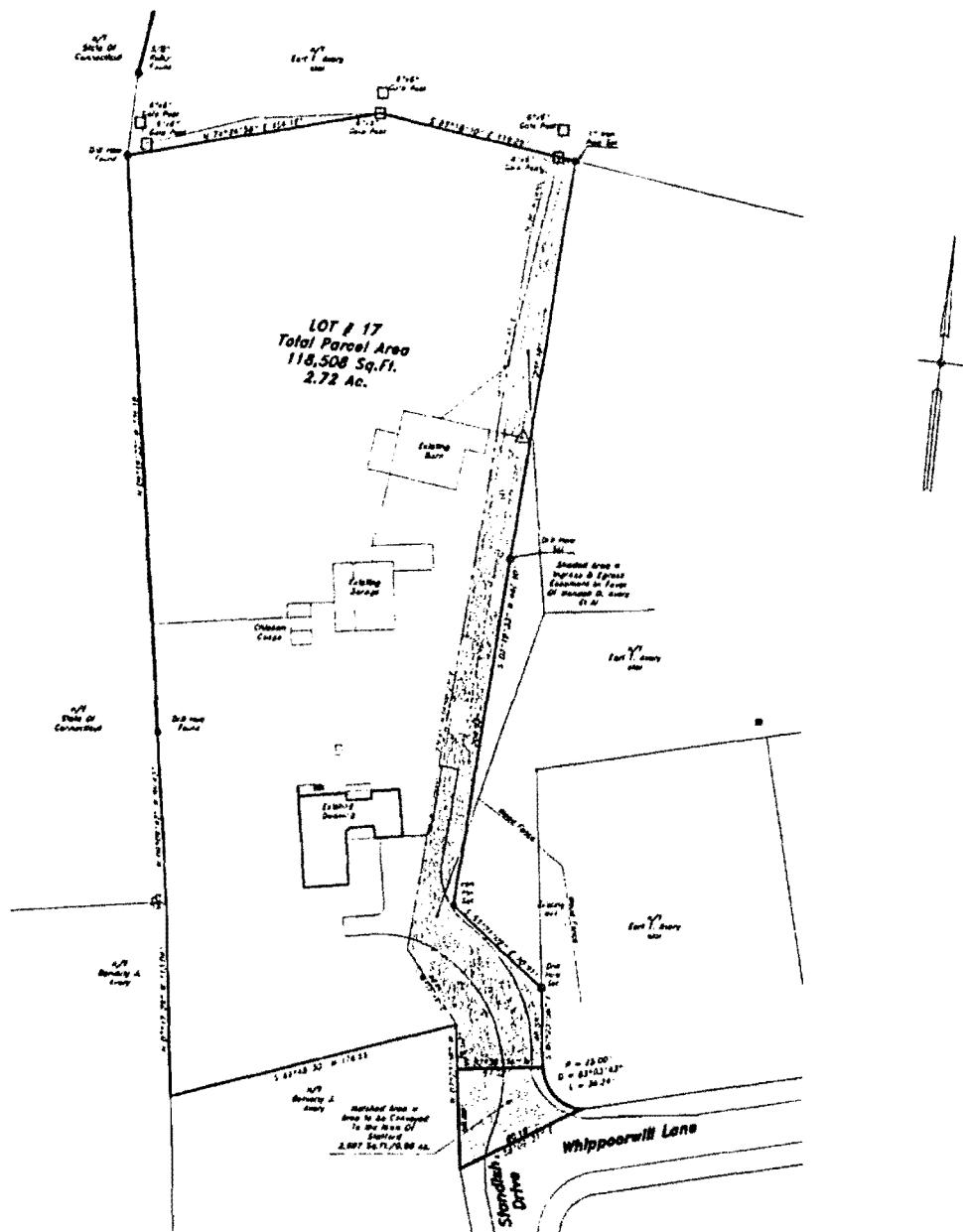
*Laura J. Johnson*  
TOWN CLERK

RE: CGS Section 8-24 Review Referral

The municipal project described below is herewith forwarded to the Planning and Zoning Commission for recommendation, pursuant to the Connecticut General Statutes, Section 8-24:

*To accept 2,607 S.F. AREA ON CORNER OF  
whippoorwill LANE & STANDISH DRIVE. Such land  
is currently paved, maintained and plowed by the  
TOWN. The area is open to & used by the general  
public. See plot plan attached.*

It is requested that this item be placed on the Commission's next agenda for discussion/action, and it is hoped that a favorable recommendation will result.



Zoning Bulk Lotter: RAA Zone  
Requirements:

Lot Area ----- 44,000 Sq.Ft.

Lot Frontage ----- 175 Ft.

Front Yard ----- 40 Ft.

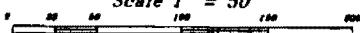
Side Yards ----- 20 Ft.

Rear Yards ----- 35 Ft.

**Map Reference:**

13. CIRCUITVILLAGE PROPERTY OF EARL T. AVERY STAFFORD,  
CONN. SCALE: 1"=50' MAY 2, 1986 DOUGLAS PRIOR L.S.  
6085 TOLLAND, CONN.

Scale 1" = 50'



**MAP 36 LOT 11 & 20**

**PROPERTY/BOUNDARY SURVEY**  
PREPARED FOR

**WENDELL D. AVERY**  
STANDISH DRIVE & WHIPPOORWILL LANE  
STAFFORD, CONNECTICUT

**TARBELL, HEINTZ & ASSOC., INC.**

CIVIL ENGINEERS - LAND SURVEYORS

1227 BURNSIDE AVE. STE. 6A, EAST HARTFORD, CT (860) 826-1810

<b>REVISION</b>	<b>PROPERTY/BOUNDARY SURVEY</b>				
	PREPARED FOR	<b>WENDELL D. AVERY</b>	STANDISH DRIVE & WHIPPOORWILL LANE	STAFFORD, CONNECTICUT	
	JOB NO.	DATE	SCALE	DRAWN BY	sheet no.
1814	7-08-18	AS SHOWN	R.H.N.	1 of 1	

NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300d-1 THRU 20-300d-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPER SURVEYOR'S SURVEY BASED ON A FIRST SURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "X-2" AND IS TO BE USED FOR ZONING COMPLIANCE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

HENRY H. HEINTZ

L.S. 1846  
REGISTRATION NO.

7-08-18  
DATE