

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

MINUTES
ZONING COMMISSION – REGULAR MEETING
Monday, March 4, 2024, at 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chairman Elliott call the meeting to order at 7:00 P.M.

Present: Zoning Commission Chair, Bruce Elliott; Zoning Commission Vice Chair, Tony Braz; Zoning Commission Members: Kate Beal, Shannon Leary, and Tucker Salls; and Zoning Commission Alternate Members: Jackie Battos and Joshua Michelson. Staff: Planning Director, George McGregor; Assistant Town Planner, Brittany MacGilpin;

Absent: Zoning Commission Member, Diane Madigan; and Zoning Commission Alternate Member, David Moore.

Seating of Alternates

Commissioner Michelson was appointed as a regular member for tonight’s meeting.

II. APPROVAL OF MINUTES

January 30, 2024 – Special Meeting

Vice Chairman Braz stated Line 27 should read “Commissioner” not “Commission”.

February 5, 2024 – Regular Meeting

Commissioner Beal stated Line 149 could read “resident spending,” instead of “would spend.”

Vice Chairman Braz stated:

- Line 130 shouldn’t have a period after “of.”
- Line 203 “output” is spelled incorrectly.
- Line 217 “evaluations” should read “elevations.”
- Line 260 shouldn’t have a period after “Vice”.
- Line 284 delete “accept”.

February 21, 2024 – Regular Meeting

Vice Chairman Braz stated:

- Line 88 after “inquired” should have “whether” inserted.
- Line 116 delete the first “at” after “locate”.

- Line 208 “employments” should read “employment”.

MOTION: Commissioner Beal made a motion, seconded by Commissioner Salls, to approve the Minutes of the January 30, 2024, Special Meeting, February 5, 2024, Regular Meeting, and February 21, 2024, Regular Meeting, as amended. The motion carried unanimously. (6-0-0).

III. GENERAL COMMISSION BUSINESS

- **Inclusionary Zoning (minimum affordable housing set-asides) Staff Memorandum**

Mr. McGregor introduced the topic of an Inclusionary Zoning Text Amendment which would require a certain percentage of affordable dwelling units in every residential development project.

Discussion ensued.

Mr. McGregor offered that the Planning Department prepare a draft text amendment for the Commission’s review at the next meeting.

- **POCD Implementation Action Items for Zoning Commission – Overview**

Mr. McGregor presented to the Zoning Commission the Zoning-related implementation/action items from the recently adopted 2024 Plan of Conservation and Development.

The Commission discussed the list presented by Staff.

- **Staff Identified Zoning Topics for Improvement/Revision**

Mr. McGregor presented several potential zoning amendments developed by Staff outside of the POCD recommendations.

IV. ADJOURNMENT

MOTION: Vice Chairman Braz made a motion, seconded by Commissioner Leary, to adjourn the meeting. The motion carried unanimously. (6-0-0).

Chairman Elliott adjourned the meeting at 8:42 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk