

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JUNE 7, 2021; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

PAGE 21-23

Present: Ken Edgar, Chairman; Jane Connolly, Vice Chairwoman; Don Saltzman, Sally Korsh, Harry Falber, Britta Lerner, Richard Wolf

Also Present: Christopher Spaulding, First Selectman; Tracy Kulikowski, Land Use Director; members of the public

Digitally Recorded [held virtually due to the COVID-19 State of Emergency]

7:18 p.m. Chairman Edgar called the meeting to order.

DISCUSSION: UPDATE ON THE STATUS OF CONNECTICUT GENERAL ASSEMBLY SUBSTITUTE HOUSE BILL NO. 6107, AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE

Link to the text of HB 6107: <https://cga.ct.gov/2021/FC/PDF/2021HB-06107-R000716-FC.PDF>

Chairman Edgar stated that the State House Bill has passed in the House and Senate and has been forwarded to the Governor for his signature. He summarized the provisions of the State House Bill that are relevant to zoning and the Commission's proposed Affordable Housing Plan [AHP]. Chairman Edgar stated that once the Bill is signed into law, it will mandate that the draft Plan be posted on the Town's website before it is adopted. He stated that the signed Bill will mandate that accessory apartments, with conditions, must be allowed on each lot that contains a single-family dwelling and that no such accessory apartment can be deed restricted to make it an affordable accessory apartment. Chairman Edgar stated that the signed Bill will permit towns to opt out of this provision by a two-thirds vote of both the Commission and the Board of Selectmen and he spoke about the timeline for the process of opting out. Chairman Edgar stated that he has asked SLR Corporation to provide the members with a draft of the AHP for the Commission's review and consideration at a special meeting. He continued to summarize the Bill's provisions regarding training for land use officials and a commission on CT's development and future.

DISCUSSION/DECISION: REFERRAL FOR CONNECTICUT GENERAL STATUTES 8-24 REPORT, CONSTRUCTION OF THE PROPOSED OFFUTT EDUCATION CENTER ON LACHAT TOWN FARM AT THE JULIANA LACHAT PRESERVE, 106 GODFREY ROAD WEST [CHRIS SPAULDING AND/OR JONATHAN LUIZ, TOWN OF WESTON, REPRESENTATIVES OF THE LACHAT TOWN FARM COMMISSION, & ROB SANDERS, ROB SANDERS ARCHITECTS LLC] [21-06]

Chairman Edgar recused himself, out of an abundance of caution, citing his recent financial pledge to support the proposed Offutt Education Center. Commissioner Falber recused himself, out of an abundance of caution, citing similar reason as Chairman Edgar.

7:36 p.m. Chairman Edgar and Harry Falber left the meeting.

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PAGE 21-24

CONT'D

Chris Spaulding, First Selectman, representing the Board of Selectmen, presented its request for a CGS Section 8-24 Report. No discussion ensued.

Britta Lerner made a motion that the Commission receive the Referral for a CGS Section 8-24 Report with regard to the Construction of the Proposed Offutt Education Center on Lachat Town Farm at the Juliana Lachat Preserve. Seconded by Sally Korsh. Hearing no discussion and a roll call vote, the motion carried 4-1 [for, Vice Chairwoman Connolly, Sally Korsh, Britta Lerner, and Richard Wolf; opposed, Don Saltzman]. Chairman Edgar and Harry Falber absent.

APPROVAL OF MINUTES: MAY 3, 2021 AND MAY 17, 2021

Hearing no comments, the Commission accepted the Minutes of May 3, 2021 and May 17, 2021.

OTHER BUSINESS: none

Vice Chairwoman Connolly made a motion that the Commission adjourn the meeting. Seconded by Sally Korsh. All in favor, the motion carried (5-0). Chairman Edgar and Harry Falber absent.

7:40 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant