

Town of Ashford ~ Planning and Zoning Commission

Ashford Town Office Building, 5 Town Hall Road, Ashford, Connecticut 06278		
Jeffrey Silver-Smith, Chairman	Richard Williams, Vice Chairman	Alex Hastillo, Secretary

The Ashford Planning & Zoning Commission will hold its Regular Meeting on Monday, December 10, 2018 at 7 p.m. in Room 104, Ashford Town Office Building, 5 Town Hall Road, Ashford

Meeting Minutes

<u>Present</u>	X	<u>Guests Present</u>	
Jeff Silver-Smith (Chair)	X	Art Talmadge	
Richard Williams (Vice Chair)	X	Mike Sibiga	
Alex Hastillo (Secretary)		Luther Braugh	
Janet Bellamy	X	Paul Varga	
Nord Yakovleff	X		
Tom Paul	X		
Catherine Sampson	X		
Robert Zaicek			
Gerald Dufresne	X		
Douglas Jenne	X		
Tom Hastings (alt)	X		
Jeff Schilliger (alt)	X		

X= Present

Call to Order

The December 10th, 2018 meeting of the Ashford Planning and Zoning Commission was called to order by Chairman Silver-Smith @ 7:01pm.

Seating of Alternates

Jenne for Hastilo, Schillinger for Zaicek

Review of the minutes of the October 9, 2018 Meeting

Doug noted a discrepancy in the minutes – as having been seated at the meeting at 7:47, but not being listed as present at the meeting. Also appears that part of the meeting was incorrectly recorded. Tom Hastings was seated as an alternate. There were additional changes requested by Doug – the mission statement specifically. No motion was made at the November Special Meeting there was not a quorum. Those minutes need to be amended, reviewed and a quorum be in attendance to accept.

Review of the minutes of the November 19, 2018 Special Meeting

Correction requested and amended – first page motion to re-order add Bellamy to voting for the re-order.

Motion from the floor to approve the minutes with the proposed change; Voting for; Silver-Smith, Williams, Hastillo; Bellamy; Against: None; Abstain: Yakovleff; Motion passed.

Bills

None [SSJA1]

Correspondence

1 from Board of Finance – Asked each board to produce one page for annual report – detailing meeting frequency, accomplishments, plans for current fiscal year and the board which will go into the annual report.

2. CROG mailing regarding Mansfield zoning commission regarding various zoning issues 83b of the CT State statutes. Reviewed and no conflicts noted. Public hearing was scheduled for 12/3. Copy of this will go in with the minutes. No more than 3 unrelated people allowed in each dwelling – will be added to next agenda. Dick Williams requested that the Ashford Planning and Zoning look into the current regulations regarding the issue of unrelated, multiple dwelling requirements at a future meeting.

Motion by Vice Chair to reorder the Unfinished Business items based on attendance of Agricultural Commission members. Article 6c article to be discussed first – in favor: all; against: none; abstain; none. Motion Passed.

Unfinished Business

Discussion and development of Article 6 E- Agricultural exemption language changes

12/10: Dick volunteered to re-write and revise the agricultural exemption. Discussion included limiting usage by quantity – as long as the Ag commission had done appropriate vetting; this negates the need to have the limited excavation. The other item discussed was to permit screening of material – recommend processing of material on site with the exception of manual screening (vs automated). Based on the intent of this exemption, limiting the application of machining (size and type of machine) may make more sense. It was determined that the application process can address the vast majority of the intent behind this.

Discussion included the interpretation of “processing” – It was asked if we need to add this as a definition. Pg 16, and pg 18 were referenced – where processing is not currently defined. In further investigation, on Pg 79 & 80, ‘processing’ is a term utilized in item b2.

Questions raised by commission as to whether ‘excavation’ and ‘filling’ were currently defined – and the answer was yes to both. Commission would like to add definition of ‘processing’ to this. Discussion on having regulation against processing ensued, and the commission discussed that if the applicant were to ask for an exemption, this commission could make sound determinations on a case by case basis. Further discussion on excavation continues, and the commission discussed and agreed that the applicant should be required to clearly define their intent. Processing of materials is not permitted without exception. Intent of this commission as expressed - don’t want the agricultural exemption to allow processing on site.

Commission discussion included processing of material on-site not being permitted unless an exemption made. There is a reasonable level of excavation to be expected, and in this, rocks can expect to be uncovered, but the commission wants to avoid a 'gravel pit' situation. It was determined that the intent of the applicant needs to be clearly defined since an exception of screening can't be used. Commission discussed the re-writing to allow for considerations given on a case by case basis and if there are some that want to do processing on-site, that's fine, but the exemption isn't going to do it, as the exemption is not intended for this.

*Discussion of edits on article 6E, Section 2, C

Item 3 - Vice chair suggests striking Item 3 in its entirety – don't use cubic yards, use volume of material. Change item 1.d to estimate the extent of volume excavated, filled, processed, or removed. Commission also discusses adding 'with the exception of manual screening'.

Commission discusses that strict prohibition on screening has to be very carefully examined – as there are different purposes/intentions. Williams states that regulation is intended for limited excavation and activity and that no one present is proposing prohibiting the Ag community – this is already done through the regular site plan. It still can be done, it's just the method.

Jenne also agrees to remove item 3, and change 1.d – that estimate of volume goes into the written request which gives the commission the information needed to look at this and determine if a viable plan for agriculture.

Motion from the Chair to the floor to accept the changes to 6E, section 2, Doug second; in favor all; abstain – none. Motion Passed.

Proposed language attached.

*Members of Ag Commission leave the meeting at 8:05pm after relevant topic complete.

Discussion and development of General Standards of Residential Building Lots- Definitions, Minimum Lot Size, Buildable area etc

*"Referenced document entitled "Discussion Points and Comments on Minimum Lot Size and Buildable Area Regulations"

Vice Chair references commission to 'Discussion and development of General Standards of Residential Building Lots- Definitions, Minimum Lot Size, Buildable area etc'

*Under comments section – discussion on the comparison of lot size regs of surrounding towns and how that relates to Ashford. Discussion on minimum lot size on street vs. interior came up, and also discussed was the 2 pages of regs on interior lots already documented. Minimum alterations needed to this section

*Under Discussion Points section – Commission discussed this being documented elsewhere and need to review to see if it needs to remain here. Site plans are based on town regs.

1.a OK

1.b Remove

1.c change 'ledge' to 'visible ledge'

1.f suggest increasing slope – site plan covers this

Due to the time, 9:08, review of the “Discussion Points and Comments on Minimum Lot Size and Buildable Area Regulations” will be continued at the next meeting on 1/14.

Chairman distributes email correspondence regarding 6E, section c – Rook brought this up previously – truck volume and the limitations of large trucks on certain roads in town. Section 60 addresses this – but limits number of daily trips. Commission discusses the possible adding of this to item 1.e. Chair suggests adding item regarding truck access

Motion by Williams to amend previous motion of adding truck access – second by Schillinger, all in favor. Motion Passed.

Hiring of new Recording Secretary for P and Z commission

Jeff Lanteigne - of Westford Road, Ashford

New Business

Chair shares that commission potential developer may be approaching the commission with a subdivision plan for a 55 acre parcel in Ashford. 2 proposed plans- a regular development and the other a Cluster development (wetland area). Likely to approach commission in early 2019.

Zoning Officer Report

See attached ZEO report

Public Comments

None

Adjourn

Motion made by Chair, seconded by Dufresne to adjourn the November 19, 2018 meeting at 9:12pm. Voting for: All; Voting against: None; Abstaining: None; Motion Passed.

Respectfully submitted
Jeffrey Lanteigne -