

V. NEW BUSINESS

File 2023-9A: Request for a special permit/site plan renewal for a composting facility located at 654 North Grand Street. Map 21, Block 23, Lots 103 & 106
Applicant: Polly-Rob, LLC.

Mr. Dunn moved to accept File # 2023-9A and schedule a public hearing for the April 20th regular meeting, seconded by Mr. Girard; motion passed unanimously (6-0-0).

File 2026-3: Request for a text amendment to Section IV.F.3.q. (Town Center Village District) of the Zoning Regulations to revise residential density limits and add related standards.
Applicant – Selective Development, LLC.

There was some discussion about whether to schedule this application as a third public hearing in April, which could create a crowded agenda, or to defer the hearing to the May meeting. Mr. Christian moved to accept File #2026-3 and schedule a public hearing for the May 18th regular meeting, seconded by Mr. Keane; motion passed (5-1-0) with Ms. Sinopoli opposed.

VI. REPORTS

Chairman – None

Director of Planning & Development - Mr. Hawkins provided a brief overview of lot coverage in Flexible Residential Developments (FRDs), noting that applying coverage limits from underlying zoning districts to smaller FRD lots can make them more restrictive. He stated that staff has identified a pattern of lots exceeding these limits and past inconsistencies in enforcement, though no significant impacts have been observed. He suggested the Commission may wish to reevaluate whether the current standards remain appropriate. However, he recommended that the Commission wait until proposed SB 151 is decided in the legislature, as it may eliminate lot coverage requirements altogether.

The Commission also discussed concerns raised by the Economic Development Commission (EDC) regarding temporary signs for businesses and expanding areas where contractor's yards are permitted; Mr. Hawkins will provide additional information on these topics. He also reviewed prior Affordable Housing Commission recommendations, including identifying areas for greater density, revising regulations affecting two-family homes, and creating application guidance on the Town website. Mr. Hawkins noted upcoming State Housing Growth Plan requirements, which could be addressed locally or through CRCOG, and stated he will continue monitoring relevant state legislation and keep the Commission informed.

VII. MINUTES

Mr. Girard moved to approve the minutes of the February 9, 2026 regular meeting, seconded by Ms. Sinopoli; motion passed unanimously (6-0-0).

VIII. CORRESPONDENCE

CRCOG Regional Planning Commission - Representative Appointments

Ms. Sinopoli volunteered to continue to represent the Commission and Mr. Keane volunteered to be an alternate.

Connecticut Federation of Planning and Zoning Agencies Conference
Ms. Sinopoli and Mr. Christian will attend the conference.

IX. ADJOURNMENT

With no further business, Ms. Sinopoli moved to adjourn at 8:22 PM, seconded by Mr. Dunn and approved 6-0-0.

Submitted,

Brian Dunn, Secretary

cc: Assessor, Building Official, Conservation Commission, Selectmen, Town Clerk, Town Engineer, Zoning Enforcement Officer, Commission Counsel

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