

## PLANNING BOARD

DATE: October 23, 2014  
TIME: 7:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Malcolm Fick  
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

### **FORM A'S:**

Jack Magnati from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Joe Pothul for two parcels of land located on the east side of Pothul Drive. Lot 1 contains 0.3351 acres of land. Lot 2 contains 0.3351 acres of land.

Mr. Musgrove made a motion to approve the Form A, Ms. Fowle seconded, all in favor.

### **MINUTES: OCTOBER 9, 2014**

Ms. Fowle made a motion to approve the minutes of October 9, 2014 as amended, Mr. Fick seconded, all in favor.

### **SITE PLAN REVIEW: 13 FOREST ROW**

Davina Muse was present to discuss her application for alterations to a multi-family structure at 13 Forest Row. The applicant proposes to rebuild the front porch and make it larger and add a screen porch.

Ms. Fowle asked if there would be exterior lighting.

Ms. Muse said the existing lighting would be used there is no new lighting proposed. She said there would be no motion activated lights.

Mr. Rembold said there is a sewer manhole and sewer main that goes through the front yard. The sewer line can not be moved. He suggested the Board might want to condition the approval so that the porch will not be located on top of the sewer main.

Ms. Fowle made a motion to approve the site plan review application with the condition that the construction of the screen porch does not interfere with the sewer line, Mr. Fick seconded, all in favor.

### **HOUSATONIC ZONING:**

Mr. Rembold said the Housatonic Village Center District (HVCD) will take the place of the current B-2 zone. Other properties to be included in the HVCD will be the Brick House Pub and the former church on the corner of South St. Mr. Rembold said any property with a building permit in place as of the effective date of the change will be judged as conforming. Within the HVCD only one parking place will be required per residential unit. Any business within the

HVCD will maintain what they have. The basic intention of the new district is to allow mixed use by-right and small restaurants by-right.

Mr. Rembold said the rest of the village will be zoned R-3. This zoning will help some properties to become conforming and it won't hurt anyone.

Mr. Rembold said the zoning on North Plain Road is listed as R-1-A including Country Carpets by the assessor even though it has been zoned B-2 since the 1960's. He suggested the B-1 zone could be rewritten and applied to five lots on North Plain Road. It was suggested to make the area R-1-A making Country Carpets non-conforming. Instead we will rewrite the B-1 zone allowing up to 5,000 square feet of retail use by-right. The B-2 zone allows up to 20,000 square feet by-right.

Mr. Hankin said Country Carpets will be non-conforming dimensionally regardless of what zone is applied to that location.

Mr. Rembold said he could play with the how much square footage could be by-right, 5,000-6,000. Whatever is decided, anything above that number would require a special permit. He said multifamily would be by special permit as it is currently.

Mr. Hankin asked what the down side would be of making multifamily by-right.

Mr. Rembold said the change from B-2 could possibly forestall the possibility of strip retail in that area.

Mr. Hankin asked is multifamily is allowed by-right any where.

Mr. Rembold said in the B-3 zone.

There was discussion of the Table of Use Regulations.

Mr. Fick suggested a footnote for the B-1 zone limiting the square footage to 5,000 square feet could be easier than adding more lines to the Table.

Mr. Rembold prefers not to have footnotes. Mr. Rembold said the Risingdale Café property and those immediately adjacent, 294, 290, 269 + 0, should be rezoned B-1.

Mr. Hankin said there are only 10 lots in that area. Half of them are residential. He suggested reducing the lot width from 100 feet to 60 feet if it makes more properties conforming.

Mr. Rembold said they would still be non-conforming.

Ms. Fowle said it is her sense to go smaller as it makes micro centers. It could allow for a change in the character that is needed.

Mr. Rembold said he will attempt to get it.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said he would e-mail the information regarding Chapter 40R zoning and the Smart Growth overlay zoning law. He said it is an end run around Chapter 40B. This will be discussed at the November 13 meeting.

Mr. Rembold said the November 13<sup>th</sup> meeting will be held at the Housatonic Community Center. BRPC will be there to discuss the 40R zoning.

Mr. Hankin asked if the Housatonic Zoning would be discussed at the next meeting.

Mr. Rembold said it will be discussed at the December meeting. Mr. Rembold said the Master Plan meeting would be held on November 10 at 6:30 PM. Jack and Suzie will participate by phone.

Having concluded their business, Mr. Hankin adjourned without objection.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary

