

Zoning Planning Development Committee Meeting Minutes

Thursday, May 9th, 2019

The meeting was called to order at 6:00 PM

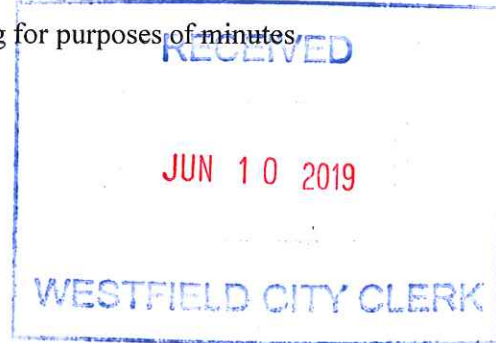
Committee Members Attending: Nick Morganelli (Chair), Andrew Surprise, Matthew Emmershly

Committee Members Absent: None

Others in Attendance: Councilors Babinski and Harris, City Planner Jay Vinskey, Planning Board Member Rich Salois, Nick Beluzo

Councilor Morganelli asked if any individuals present were recording or live streaming the meeting on social media by video or audio device.

- o Councilor Morganelli advised he was audio recording for purposes of minutes.



ITEM 1

Public Participation:

- o Nick Beluzo
 - How many homes per Flag Lot
- o Rich Sirois
 - 1 Resident per flag lot
 - No Adjacent Flag Lots
 - Frontage Requirement per lot

Babinski: How did Flag Lots happen, they existed, then were removed, and now we're trying to bring back?

Vinskey: Flag Lots prior to 1987 went through ZBA

Salois: 150 Foot of Frontage since

- o Less Frontage and Existing Flag Lots had suitable Frontage at the time they were created, but do not meet existing.

ITEM 2

Approval of Minutes from previous meeting.

Morganelli:

- o Motion for Approval of Minutes
 - Surprise: 4 pages of minutes from 04/01, but only 3 pages are presented to us at the meeting.
 - Surprise: Motion to Keep in Committee until next meeting
 - Emmershly 2nd
 - 3-0 Yes

ITEM 3

Flag Lots

Vinskey:

- o If only working on existing Flag Lots, it's not really an entire Flag Lot Ordinance
- o Without New Lots,
- o Article 4

Morganelli:

- o Thank you to Jay Vinskey for redoing the language under Section 4 and simplifying it.

Surprise: My concern is that limiting to existing Flag Lots would inhibit potential growth, and our New Growth and New Tax Dollars will be limited.

Emmershy: If you allow new Flag Lots, it will cause all kinds of issues with placement of homes, frontage requirements, driveways, etc...

- Discussion on Section 4 Changes

Emmershy: What if someone wants to sell Flag Lot after they purchase property.

Vinsky:

- After 5 years two adjacent lots by state law become one lot.

Emmershy:

- I don't like the state coming in when someone buys two marketable lots, and telling them they only now have one lot.

Surprise:

- I agree with that.

Emmershy:

- I'm willing to put in a motion to change that, at least strike after as of Date on item A of Section 4-20.4. If we strike that I am fine with the changes.

Salois:

- Why ZBA and not Planning Board?

Vinsky:

- ZBA is used to dealing with variances and existing properties.

Emmershy:

- That's what the ZBA does, they deal with existing properties.

Emmershy:

- We would be doing this anyway with a review and amending of all existing zoning laws. It's cleaning up disjointed language in the ordinance.

Morganelli:

- These Special Permits and Dimensional Special Permits for all property types will be consolidated.

Morganelli:

- Can't vote to change language tonight, as that was not on the agenda.

ITEM 4

Marijuana Zoning setbacks for Parks.

Morganelli:

- Need to hold this in Committee until Planning Board minutes are available.
 - Surprise Motion to Keep in committee.
 - Emmershy 2nd
 - 3-0 Yes

ITEM 5

Comprehensive Zoning Review - Update

Emmershy:

- Munis works for the finance side.
- No one to manage permitting side of Munis.
- Westfield has robust GIS System.
 - I've asked Engineering to see if software will work to allow entering an address on GIS online, and will allow an applicant to enter data online and GIS will automatically populate fields for online applications.
 - Munis is promising revised software application for permitting.
 - Also will include VISION (For Accessor)
- Site plan approvals site plans will be going from planning board to building department, and not allow builder to submit plans.

Councilor Surprise Motion to Adjourn

Councilor Emmershy 2nd

3-0

Adjourned 7:08PM

