

Zoning Commission Minutes 09/05/2017



TOWN OF OLD SAYBROOK Zoning Commission

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*Robert C. Friedmann, Chairman
Mark Caldarella, Vice Chairman
Geraldine M. Lewis, Secretary*

*Madeline B. Fish
J. Colin Heffernan*

*Alternate Members
Michael Cianfaglione
Joanne Gadon
David Papandrea*

REGULAR MEETING MINUTES

Monday, September 5, 2017 – 7:00 P.M.
Town Hall, 302 Main Street
2nd Floor Conference Room

I. CALL TO ORDER

Chairman Robert Friedmann called the meeting to order at 7:00 p.m.

II. ROLL CALL

Attendant Members

Robert Friedmann
Madeline Fish
Mark Caldarella
Michael Cianfaglione (seated for G. Lewis)
Joanne Gadon (arrived at 7:10 p.m., seated for J. Colin Heffernan)

Absent Members

Geraldine Lewis
J. Colin Heffernan
David Papandrea

Attendant Staff

Kathy King, Recording Clerk

III. REGULAR BUSINESS

A. MINUTES

MOTION to approve the Regular meeting Minutes of August 21, 2017 as presented; **MADE:** R. Friedmann; **SECONDED:** M. Cianfaglione; **VOTING IN FAVOR:** R. Friedmann, M. Fish, M. Caldarella, M. Cianfaglione; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 4-0-0.

B. CORRESPONDENCE

There was no new correspondence.

IV. NEW BUSINESS

- A. **DISCUSSION:** Food trucks as an accessory and subordinate use to Town events permitted under the Zoning Regulations.
Jonathan Paradis, Assistant Director of Parks & Recreation

J. Paradis was not present.

R. Friedmann shared Madison, CT's "Rules Pertaining to Mobile Food Service Establishments and Mobile Food Vendors" effective 9/23/14 Revised by the BOS 9/22/14 with Commissioners. In Madison, food truck regulation is not a Zoning matter but rather a matter handled by the Board of Selectmen.

R. Friedmann suggested that whoever would like to have food trucks on Town property should know who is in charge of each Town property. Food trucks are event oriented, so they are normally used on weekends.

To regulate and enforce food trucks on weekends, the Zoning Enforcement Officer would need to be available for enforcement. This would impact town finances. There are many layers of this issue to consider.

B. WORKSHOP: Public Act 17-155 An Act Concerning Temporary Health Care Structures.

The Board of Selectmen voted for the Town to opt out entirely. The Zoning Commission would like Zoning Enforcement Officer Chris Costa to contact Town Attorney Mark Brause to get a legal opinion about how to opt out and what the proper time frame would be to do this in support of the Town.

The Commission would like to possibly have a public hearing in October on this matter.

C. Resolution for Incentive Housing Development Application

Action: Review resolution and consider adopting for purpose of Incentive Housing Development funding application to the State Department of Housing for Post & Main IHD, 7 North Main Street

The purpose of this resolution is to complete the application so the residential development at 7 North Main Street can be considered a completed Incentive Housing Development.

MOTION to adopt the Resolution for Incentive Housing Development Application for the purpose of Incentive Housing Development funding application to the State Department of Housing for Post & Main IHD, 7 North Main Street; **MADE:** M. Caldarella; **SECONDED:** M. Fish; **VOTING IN FAVOR:** R. Friedmann, M. Fish, M. Caldarella, M. Cianfaglione, J. Gadon; **ABSTAINING:** None. **OPPOSED:** None. **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

R. Friedmann mentioned that he drove by the Mariner's Way area, and vehicles and heavy equipment are parked in the right of way and in the buffer zone. This is not permitted, and he feels it is imperative that this be stressed to any new applicants.

Neither R. Friedmann nor M. Caldarella will be able to attend the next Zoning Commission meeting of Monday, September 18, 2017.

VI. ADJOURNMENT

MOTION to adjourn the meeting at 7:25 pm. to the next regularly scheduled Zoning Commission meeting on Monday, September 18, 2017 at 7:00 p.m. at Town Hall, 302 Main Street, 1st Floor Conference Room, Old Saybrook. **MADE:** R. Friedmann;
SECONDED: M. Caldarella; **VOTING IN FAVOR:** R. Friedmann, M. Caldarella, M. Cianfaglione, M. Fish, J. Gadon; **ABSTAINING:** None; **OPPOSED:** None.
APPROVED: 5-0-0.

Respectfully Submitted

Kathleen King
Recording Clerk