

Planning and Zoning Commission  
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**PLANNING AND ZONING MEETING MINUTES  
FEBRUARY 3, 2011**

Chairman Ackerman called the meeting to order at 7:00 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Vice Chairman Ted Hollander, Jeannene Burruano, Mark Weber, Neil Volkmar and alternate Bruce Hoag. Also present was Ronald Cooper, Zoning Enforcement Officer and Michele Battaglia, Clerk. Absent were John Dwyer, Paul Voorhees, Jill Finch and Monty Clark. There was no audience member recording or video taping the meeting.

**Public Hearing**

- 1. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Mr. Paul Szymanski, P. E. was in attendance representing the proposed amendment. Mr. Szymanski submitted and read into record a letter in response to the January 24, 2011 comments of land use attorney, Mark Branse. He emphasized that the regulation is not to create multiple properties, but to keep the property as a whole with multiple dwellings. The Commission agreed to review the information and make a list of questions for the next meeting. Mr. Szymanski submitted a letter for an extension of time for the public hearing. Commissioner Weber motioned to continue the public hearing until March 3, 2011. Commissioner Hollander seconded the motion. All voted in favor.

**Old Business**

- 1. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Public hearing will be continued on March 3, 2011.
- 2. 12 Leach Hollow Road: Application for a Home Occupation Special Permit:** The applicants, Ms. Berthann Jones & Mr. Craig Newkirk were in attendance. They want to have a small home-based consulting business where all business is conducted either via phone, internet or in person at the client company. There will not be any business visitors at the property. The Board determined that it would be a no impact business and that a special permit is not required.

**Additional Items**

- 1. Audience Participation:** Kate McConaghy, Selectman, stated that she had attended the January meeting of the Connecticut Council of Small Towns. Discussed at this meeting was the idea that wind turbines may be the next energy source around Connecticut. She wanted the Commission to be aware of this and asked that they review the current regulations and perhaps add a section to the regulations pertaining to this subject.
- 2. Minutes:** Commissioner Hollander motioned to accept the meeting minutes of January 6, 2011. Commissioner Burruano seconded the motion. All voted in favor.
- 3. Correspondence:** Three (3) legal notices from the Town of Pawling Planning and Zoning Commission regarding proposed local laws were read into record.

- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO discussed the December 2010/January 2011 ZEO Report.
- 5. Committee Reports:** There were no committee reports.
- 6. Chairman's Report:** Our new land use attorneys met with Commissioners on Monday, Jan. 31, 2011. There is a recording of the meeting and hand-outs available for commissioners. There will be a mid-month meeting on February 24<sup>th</sup> to discuss the POCD.
- 7. Commissioner's Comments:** There were no commissioner comments.

Commissioner Volkmar motioned for adjournment. Commissioner Weber seconded the motion and all voted in favor. Meeting was adjourned at 8:07 p.m.

**FINAL**