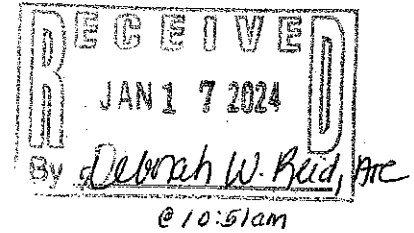


**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
&
WATER POLLUTION CONTROL AUTHORITY**



SPECIAL MEETING ACTION MINUTES

-1-

JANUARY 16, 2024

PZC MEMBERS PRESENT: Stephen Wagner, Bart Pacekonis, Robert Vetere, Alan Cavagnaro, Kevin Foley, Stephanie Dexter

PZC ALTERNATES PRESENT: Paul Bernstein, Despina Buganski

WPCA MEMBERS PRESENT: Michael Lyon, Joseph Botti, David Basile, Doug Nation

WPCA ALTERNATES PRESENT: None

STAFF PRESENT: Michele Lipe, Director of Planning; Anthony Manfre, Superintendent of Pollution Control; Michael Lehmann, IT Support; Joshua Stern, Recording Secretary

SPECIAL MEETING - 6:00 PM

CALL TO ORDER: PZC Chair Wagner and WPCA Chair Lyon called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Alternate Commissioner Buganski was seated for Michael LeBlanc.

NEW BUSINESS: Discussion regarding the Plan of Conservation and Development with consultant SLAM:

1. Introduction & Background

Pat Gallagher, AICP, of SLAM, and Glenn Chalder, President of Planimetrics, presented **Exhibit A**. They began by outlining the purpose of the discussion.

2. Discussion of Growth Management Special Focus Area

- Land Use Policy & Sewer Service Areas

Gallagher explained the Town's current parcel-based sewer service map and the challenges it could cause. He then displayed maps illustrating the potential alternative approach of creating a more generalized sewer service map aligning with zoning and the POCD's land use objectives. The PZC and WPCA members discussed this approach with regard to several areas in town, deciding whether each would be a primary sewer service area, limited sewer service area, or conservation area in a potential new sewer map.

The next step would be for a more detailed map to be drafted for WPCA approval. It was decided to draft the map in time for the PZC community workshop scheduled for January 30, allowing the Commission and WPCA to receive feedback during the public comment period.

Joseph Botti made a motion to adjourn the WPCA Special Meeting. Seconded by David Basile. The motion passed unanimously and the WPCA adjourned at 7:21 p.m.

- P.A. 490 Discussion

Gallagher and Chalder explained that P.A. 490 incentivizes property owners to maintain their land as undeveloped. In addition to allowing these incentives for farm and forest land, it allows each municipality to create an individualized category for land preservation if recommended in its POCD and approved by a legislative body. The Commission discussed parameters for a potential local option, deciding to use flexible language for the recommendation in the POCD.

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SPECIAL MEETING ACTION MINUTES

-2-

JANUARY 16, 2024

3. Next Steps/Schedule

The community workshop on the POCD is scheduled for January 30, with a snow date of February 7. A Special Meeting of the PZC is planned for February 20 for final review. The POCD will then be referred to the Town Council and CRCOG at the March 26 PZC meeting, starting the required 65-day public comment period.

ADJOURNMENT

Commissioner Buganski moved to adjourn. Seconded by Commissioner Vetere. Motion passed unanimously.

The meeting adjourned at 8:01 p.m.

Respectfully submitted,

Joshua Stern, Recording Secretary