

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

January 14, 2015

Chairman Cathleen Hall called the special meeting of the Newington Town Plan and Zoning Commission to order at 6:00 p.m. in Conference Room L101 in the Newington Town Hall, 131 Cedar Street, Newington, CT

**I. ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Commissioner Frank Aieta  
Commissioner Carol Anest  
Chairman Cathleen Hall  
Commissioner Kenneth Leggo  
Commissioner Stanley Sobieski  
Commissioner Brian Andrzejewski - A

Commissioners Absent

Commissioner Michael Camillo  
Commissioner Robert Serra Sr.  
Commissioner Anthony Claffey - A

Commissioner Andrzejewski was seated for Commissioner Camillo.

**II. REVIEW OF ZONING REGULATIONS**

Chairman Hall: We are on Section 3 of the Zoning Regulations, starting with subsection 3.3. We will start with the petition on this, Petition 47-14.

Commissioner Anest: Petition 47-14, Zoning Amendments, Town Plan and Zoning Commission applicant. Description, Petition 47-14, Complete review of current zoning regulations. "Staff Comments: Attached are the sections that the Commission will review at this meeting, picking up where we left off at the December 10, 2014 meeting. The text in bold, either underlined or strike through are the changes that I am suggesting."

A. Section 3 (Zone Use Regulations) continued

1. Subsection 3.3 (Uses Permitted in All Residential Zones)

Craig Minor: We actually went through 3.3.1, and 3.3.2, and we are starting at 3.3 "Use of residence for personal business purposes". The only suggestion that I have is to add paragraph F: "See Section 3.4.4, Home Occupation and Professional Office to obtain approval of a proposed business that exceeds these requirements." So that somebody, when they read through this, and they see that what they want to do doesn't meet these standards, they don't think, oh, I guess I can't do it. This tells them that there is another section that maybe they would fall into; just to bring it to their attention.

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By: *Tanya D. Lane*  
TOWN CLERK

Chairman Hall: Right. Right, because for one thing, the public has no clue as to what we are talking about, and second of all, as we read them, it may jog somebody's mind as to something that they may want to add or subtract, and there's only a couple that we have to do tonight, anyway.

Craig Minor: Okay, I'll start.

Commissioner Aieta: Where are we starting?

Craig Minor: 3.3.3.

Chairman Hall: It's your special meeting agenda.

Craig Minor: Okay, 3.3.3; Use of residence for personal business purposes.

The use of a residence by the occupant for business purposes is permitted subject to the following requirements.

- A. No business is conducted on the premises except by mail, telephone or data terminal.
- B. No persons other than members of the resident family are employed in such activity.
- C. No external evidence of the business is visible.
- D. No business signs are erected.
- E. No pedestrian or automobile traffic, other than that normally generated by a residence is permitted.

I'm suggesting that we add paragraph F:

- F. See Section 3.4.4 (Home Occupation and Professional Office) to obtain approval of a proposed business that exceeds these requirements.

Chairman Hall: And now we need to go to 3.4.4, because it does fill in some of the blanks for 3.3.3.

Chairman Hall: I'll read it.

"3.4.4 Home Occupations and professional offices, such as, but not limited to, electronics and appliance repair, music, art, language or dance instruction, electronics, music, art, language or dance instruction is new, doctors, attorneys, accountants and architects in a dwelling subject to the following conditions.

- A. The dwelling shall be the full time residence of the person or persons conducting the home occupation or office. There shall be no more than one non-resident employee engaged in the conduct of the office home occupation.
- B. No evidence of the home occupation or professional office shall be visible outside the dwellings, except an announcement sign not to exceed 2 square feet is permitted.
- C. The floor area for conduct of the home occupation and/or professional office shall not exceed 25 percent of the floor area of the dwelling.

- D. Any parking proposed or required in excess of 2 cars shall be behind the building line and shall be so screened or hidden from view that no intrusion is made in the residential integrity of the neighborhood.
- E. The home occupation or professional office shall not be detrimental to the health, safety, welfare and property values in the neighborhood and to ensure this condition a zoning permit will be issued for 1,2,or 3 years, starting on the approval date. The permit may be revoked for due cause after a public hearing. The permittee must apply for permit renewal and pay a permit application fee. The permit shall become null and void if not renewed. Renewals shall be applied for no later than 45 days prior to the expiration of the permit. The permit shall continue in force until the renewal application is acted upon by the Commission. Permits are not transferable.
- F. For the purpose of this section home occupations and professional offices do not include personal service uses such as, but not limited to, pet grooming, barbers, hair salons, and nail salons."

In parenthesis, we have "effective 12/01/01" and then it would be whatever date that we approve these, if we do.

Commissioner Aieta: Where did you read about the dance, where's that?

Chairman Hall: That's added. That's in bold. It's 3.4.4, the first section. That's an addition. Any other questions at this point?

Commissioner Aieta: How does someone have a dance studio? What do they have, one person at a time?

Chairman Hall: Yes, or two or three kids at a time.

Commissioner Anest: There's a lot of one on one, one on two.

Commissioner Sobieski: How long is a permit good for?

Chairman Hall: One, two or three years depending on what they were approved for initially.

Commissioner Sobieski: Should we make them all three years? That's my question? Or two years?

Chairman Hall: No, I think these are case by case.

Commissioner Anest: Yes, we had one on Elton Drive an individual caterer that we did for one year because we weren't sure about the affect of him coming in and out with the catering truck, and how the neighbors felt, so we did that for one year.

Chairman Hall: There are some that are more high impact that we can figure right away might be an issue, and then others, nobody is even going to know that they are. Now, I have a question. Let's open this can of worms. Right now we have quite a few home businesses in the town, and I can guarantee you that they are not on a one, two or three year permit. They have been here for twenty years, twenty-five years, so this is going forward, right?

Craig Minor: Well, which, a 3.4.4 or a 3.3.3?

Chairman Hall: A 3.4.4.

Craig Minor: Because we have two different flavors of home business.

Chairman Hall: I understand that, but 3.4.4 is talking about permits, we have many of these, and we have not done this in the past, so are we talking about things that will come before us in the future? We're certainly not going to start knocking on doors and say, oh, by the way, do you have a permit?

Craig Minor: The changes that I'm suggesting to 3.4.4 don't really change anything. I just added some language; I added pet grooming, as a specific example of something that is not allowable, but this doesn't really change the right that anyone that currently has under the 3.4.4 "flavor" of permit.

Chairman Hall: They don't have permits.

Craig Minor: Then they are in violation. Then they are garden variety zoning violators.

Commissioner Aieta: I still don't understand. If a home occupation, if it's a music, language, art or dance studio, they have to get a permit. Doesn't everybody have to get a permit?

Chairman Hall: That's what we're just talking about.

Commissioner Aieta: I understand that. I've had a home occupation for thirty-five years. I work by myself, I have an office in my office, I don't have a sign, I don't have employees, I don't any anything.....

Chairman Hall: Then you are a 3.3.3.

Commissioner Aieta: Why isn't all of that in one section?

Craig Minor: Because some, like yours, are so innocuous that there is no need for you to come before P & Z to have a public hearing, whereas someone who is operating a catering business has the potential to impact the neighborhood, so that person should come before P & Z to explain what they want to do, and give the neighbors the chance to ask questions.

Commissioner Aieta: So there are different levels.

Chairman Hall: Exactly. So my question was for the ones that, for instance, recondition musical instruments in their basement. That certainly would be permitted under 3.4.4...

Craig Minor: That could also be a 3.3.3, because nothing is done except by mail, by phone, or data.

Chairman Hall: No, people come in, drop off their instruments, come back and pick them up.

Commissioner Leggo: That's can't be a 3.3.3 if people are coming to it.

Chairman Hall: Right, they are dropping off the instruments. People just don't know that they were supposed to do this, I can guarantee it.

Commissioner Aieta: Now I see the distinction; there are some that could be a full blown business with people coming in and out, with employees.

Craig Minor: I think the self-employed electrician or landscaper is the most common type of 3.3.3. They are operating a business out of their home. But it doesn't bother anybody, nobody sees them, no customer comes to the house.

Commissioner Aieta: What about their trucks?

Craig Minor: There may be a truck in the driveway,

Commissioner Anest: And with signs, because with the caterer, we told him he needed to have magnetic signs on his van so he could take them off when we was parked in his driveway.

Craig Minor: Good idea, and this is typical in every town. There are lots of self-employed contractors who come home at night, do the books on the kitchen table, and maybe get mail at their home rather than a post office box. That person is operating a business out of their home, but do we really want to regulate that guy? Probably not, and that's what the 3.3.3 is for.

Commissioner Aieta: So those changes are good; you defined, you put some examples of what we don't want.

Craig Minor: Right, and some more examples of what we do want.

Chairman Hall: Okay, so we came as far as F, on the 3.3.3, and then went through the 3.4.4; now let's go back to do 3.3.4.

Craig Minor: This is all by itself, this is a stand alone sentence. "A driveway or walk for access to a business or industrial use only when no other access exists, and when the residentially zoned property is in the same ownership as the business or industrial property." What this means is, if you have business-zoned property with a business on it, and the way your customers get there happens to cross over land that is residentially-zoned, that's okay. That's allowable, as long as it's in the same ownership, and when no other access exists.

Chairman Hall: I'm trying to think where that situation might be, where there would be a house...how about Mike's? West Hill Auto, the house must be in residential...

Commissioner Aieta: Yes, that's a good example, because he has to cross residential property to get to the rear which is Industrial or Commercial or whatever. So that makes sense.

Chairman Hall: Okay, 3.3.5, this is new.

Craig Minor: Yes, bed and breakfast, this is new. I haven't drafted anything yet, because I'm not going to waste my time if you people really, really don't want it, but I just think that Newington is the kind of town where there may be houses in town where a bed and breakfast may be appropriate. A nice little mom and pop cutesy place for tourists coming through town, thru Connecticut. They want to stay somewhere. They can afford a hotel but they want to stay in the lovely town of Newington.

Commissioner Aieta: It's too hard to regulate that. You'd have people renting out their houses. Where would you do it, what zone? Would it be all residential zones, or only in the Town Center district?

Craig Minor: All residential zones, as long as the house is appropriate. I'm thinking of those houses on Main Street, up past Newington Junction, those old big old Victorian houses.

Commissioner Aieta: How do you say you want the ones on Main Street but not on Church Street or Apple Hill?

Craig Minor: You'll know it when you see it.

Commissioner Aieta: Yes, but that's where you are making regulations so arbitrary that we get into trouble, because it's not defined.

Chairman Hall: Unless we do bed and breakfast by special exception.

Craig Minor: Oh, absolutely by special exception. The owner isn't going to want to go into the bed and breakfast business if they own a raised ranch, because no one is going to come and stay at their raised ranch. But a quaint Victorian, a large Victorian house like we have on Main Street, above Newington Junction, I think some of those houses up there would make nice bed and breakfasts.

Commissioner Aieta: I would not be in favor of opening it up to all residential zones.

Craig Minor: Well, how about the house has to be at least one hundred years, because you can do that.

Chairman Hall: Or square footage.

Commissioner Aieta: If you really want to consider it, and I wouldn't want to, you'd have to put restrictions on the size, the age, and parking. You would have to write a whole regulation specifically for that.

Commissioner Sobieski: Craig, are there any other towns around us that have bed and breakfast in their zoning regulations?

Chairman Hall: Wethersfield.

Commissioner Sobieski: Maybe we could look at that.

Commissioner Aieta: But they have a historic district.

Commissioner Sobieski: I'm just saying, what do they have? If they say hundred year old homes, fine, at least give us some guidelines to operate on.

Craig Minor: Let me find what other towns have done and share it with you, and if you think that there might be some possibility of this making sense for Newington, then we will keep it alive.

Chairman Hall: Even Wethersfield had an issue. It was a beautiful house on the green, in Old Wethersfield, and they had a torturous time getting it approved, so check the Wethersfield regulations, because even in an ideal situation, there is controversy.

Commissioner Aieta: We really don't have a district like Wethersfield has around the green, their old town center.

Chairman Hall: Willard Avenue and Main Street are about it. North Main Street...

Craig Minor: Some houses on lower Main Street are attractive.

Commissioner Aieta: I'm not overly excited about looking at it, but if everybody wants to look at it, then maybe you should just look at some areas and specifically say these areas, because I wouldn't want to open it up to Barn Hill.

Chairman Hall: No, I don't think they would either, so I think there is going to be a little bit of common sense involved here too.

Craig Minor: All right, I'll do a little bit of research.

Chairman Hall: Section 3.4, Special Exceptions Permitted in All Residential Zones.

Commissioner Anest: "The following uses are declared to possess such special characteristics that each must be considered a special exception. They may be permitted by the Commission in any residential zone, subject to the following conditions and the provisions of Section 5.2 and 5.3.

3.4.1 Golf Courses or country club whether operated as profit-making or non-profit, or other non-profit similar recreation uses including clubhouses, provided that

A. Such use shall occupy not less than 10 acres.

B. No land actively used for recreation or other purposes shall be located less than 50 feet from any property line."

Craig Minor: This seems to be working the way that it is now, so I'm not suggesting any change to it.

Commissioner Aieta: "3.4.2: Private stables and accessory buildings associated with private residence may be permitted by the Commission for private equestrian use when located not less than 100 feet from any property line and having a minimum size of one acre for each animal in addition to the minimum lot area required for the zone in which the property is located. (Effective 12-01-01)."

Commissioner Aieta: So if I have an acre lot I can have one horse?

Craig Minor: No, you need an acre plus 20,000 or 7,000 or 15,000 depending on what the minimum lot size for your zone is.

Commissioner Aieta: I'm in an R-12 zone.

Craig Minor: Then you would need 12,000 plus an acre.

Commissioner Aieta: Which I have, so I could put some horses on that property?

Craig Minor: By special permit.

Commissioner Aieta: What do we have? Stoddard has it, but he must have over ten acres.

Chairman Hall: If you add all the family property together, yes, there is well over ten acres.

Commissioner Aieta: Where he has it all fenced in with the three or four horses?

Chairman Hall: Fenn Road and Groveland.

Commissioner Aieta: That's a big piece of property, isn't it?

Chairman Hall: Yes.

Commissioner Aieta: Do we have any other ones?

Chairman Hall: Well, there was a horse down in, off Church Street. I don't know if the horse is still there or not, but it had been there for years.

Commissioner Aieta: There was one way off in the Orchard Avenue area, back there.

Chairman Hall: Yes, they had some.

Commissioner Anest: On Church Street, near the school, the yellow cape backed up against Patterson.

Commissioner Aieta: Do they have it still?

Commissioner Anest: They did.

Chairman Hall: They don't have a horse now; they have other things, but they don't have a horse.

Commissioner Anest: They have a goat.

Commissioner Aieta: Have we had any problems with it?

Craig Minor: Not that I know of.

Chairman Hall: I don't know of any, and the neighbors haven't caused a ruckus, and that's usually where it comes from; the neighbors get all up in arms and I guess nobody minds it. Right across the street from the Newington/Wethersfield line on Back Lane is an entire farm, a horse farm, with a barn, a corral, and you would never even know it.

Chairman Hall: Now, Commercial Stables. 3.4.2 is private, now 3.4.3 is commercial stables.

Commissioner Leggo: "3.4.3 Commercial Stables. Land, buildings and other structures may be permitted by the Commission for commercial use involving the following horse-related activities; riding academies, livery and boarding stables, rental and hacking stables, providing the follow standards or conditions are met.

A. Acreage: The barns, riding rings, corrals and accessory facilities shall be contained within one parcel of suitably drained land consisting of at least 10 acres.

- B. Parking: Sufficient off-street parking facilities shall be provided to accommodate all users and visitors to the property, including spectators for horse shows and similar events. The roads for entering and leaving the property shall not be located or placed in a manner to create pedestrian and vehicular traffic hazard on any public street or highway. There shall be one off-street parking space for each 5 users of, or visitors to, the property, including spectators for horse shows and similar events.
- C. Health: Stable manure must not create a health hazard. No air or water pollution is permitted and no odor shall be present beyond the property boundary. The stabling of horses shall conform to all regulations of local and state health authorities. Toilet facilities shall be provided for in accordance with local health requirements for normal operations as well as for horse shows and similar events.
- D. Safety: Adequate fencing shall be installed and maintained to reasonably contain the horses within the property.
- E. Fire: Fire control facilities for the barns, buildings and other facilities shall be acceptable to the Fire Marshal.
- F. Noise: The use of public address systems shall be controlled in order to avoid becoming a nuisance to surrounding neighbors, as determined by the Commission.
- G. Set Back: No building, riding ring, corral, manure pit, used for or in conjunction with the operation shall be located in a manner that any part thereof shall be less than 100 feet from the nearest line of any road, street or highway abutting the property or any side or rear boundary line.
- H. Use of Buildings: The use of temporary buildings or trailers for the stabling of horses in excess of 15 days is prohibited.
- I. Maintenance: The area shall be landscaped so as to harmonize with the character of the neighborhood. The land shall be so maintained that it will not create a nuisance as determined by the Commission."

Commissioner Aieta: Do we have any of those?

Chairman Hall: When we sell the Eddy Farm or the Young Farm, there is a possibility.

Commissioner Aieta: Those two properties are in trust with the State, so I don't think they are going to be sold.

Chairman Hall: I know.

Commissioner Aieta: So this section is kind of moot because we don't have ten acres, but we could just leave it in there in case.

Chairman Hall: Because at some point, if the Town gets really desperate and wants to sell, which they never will, but at the Eddy Farm we just own the development rights; we don't own the property.

Craig Minor: So the Eddy family could open up a corral, a riding facility...

Chairman Hall: I think we had better leave it in there. "Subsection 3.4 (Special Exceptions Permitted in All Residential Zones)". Okay, 3.4.4 we have done, 3.5 is reserved. For addition of something, or...

Craig Minor: I don't know why it is there. Do you want to take it out?

Chairman Hall: Well, you would have to re-number everything.

Commissioner Anest: I would just leave it.

Chairman Hall: In case we want to stick something in there.

Craig Minor: Yes, like bed and breakfast for example.

Commissioner Aieta: Do they have them in Bristol?

Craig Minor: Bed and breakfast? I'm not even sure.

Chairman Hall: 3.4.6 Group Homes.

Commissioner Sobieski: "3.4.6: Group homes and community residences (effective 12-01-01) subject to the following conditions.

- A. Group homes run by non-profit organizations
- B. Group homes are expressly limited to the habitation by adult mentally or physically handicapped clients with supervision provided by full time state approved resident personnel. Criminal rehabilitation facilities are expressly prohibited.
- C. For the purpose of this section group homes and community residences which house fewer than six mentally or physically handicapped persons and necessary staff licenses by the State of Connecticut are exempt and shall be treated as a single family home. (Effective 12-01-01.)"

Craig Minor: Okay, I've done two things. In paragraph B, I struck out "drug treatment" because you can't prohibit drug treatment programs; it's considered a disability and you are not allowed to discriminate against people with a disability, by law. In C, the phrase "mentally retarded" is archaic, so I'm suggesting we re-phrase it from "six mentally retarded or physically handicapped people" to "six mentally or physically handicapped persons". It's the same thing, but it doesn't refer to "mentally retarded" people. So those are the two changes that I'm suggesting to that section.

Commissioner Sobieski: Craig, the group homes that we have in town at the present time - we're sure that there is no criminal rehabilitation going on in those?

Craig Minor: Oh, there might be. I don't know. I would hope not, but I don't know.

Commissioner Sobieski: We have no control over what the State does.

Craig Minor: And we don't know. My department never knows if there is a group home. The Building Department needs to know just to make sure that fire code and safety things are complied with, but as far as a policy to prohibit them, you can't. The planning and zoning world is required to treat group homes just like any other single family home. We're not allowed to treat them any differently.

Commissioner Sobieski: I know there was an issue in Rocky Hill where they were trying to move some criminal...

Craig Minor: That was an institution which would have been a retirement home for criminals. That was a nursing home, that's different. Group homes are for six people or fewer.

Commissioner Aieta: I used to own a condo at Foxboro, and right across the street, in a condo, was a group home. When I bought I didn't know it was there.

Craig Minor: I don't know how that would work.

Commissioner Aieta: Yes, it was a group home right in the next building. I know there is one on Church Street.

Chairman Hall: Maybe it's community integration more than a group home. There are several in town where there are people who live here; they go to work, they live together with supervision, and with help. There are quite a few of them in town.

Commissioner Aieta: I don't think we have had any problems or complaints.

Chairman Hall: No.

Commissioner Aieta: I know there is one on Church Street.

Chairman Hall: Edward, that was the one that caused so much uproar, and then, nothing.

Craig Minor: That's how they usually are. The community gets wind that one is coming, they get all up in arms, and then after it's been there for a year or two, they don't even know it.

Chairman Hall: There are several on Maple Hill, we have quite a few. So, any other issues on that? It's pretty straight forward. 3.4.7 Conversion of Older Homes

Commissioner Andrzejewski: "Conversion of Older Homes to provide suitable uses for older, larger, residential homes, which by reason of contemporary standards are energy inefficient and which by conversion to smaller residential units could provide uses for the general public health and welfare, may be permitted by the Commission subject to the following conditions.

- A. The use of such homes and additions to such homes as they may be approved shall be limited to residential uses only.
- B. Areas. The site shall be at least 20,000 square feet in size and the structure shall be at least 1800 square feet in area. Individual units in the proposed multiple dwelling shall not be less than 600 square feet and shall include a full bath and kitchen. Basements shall not be used for living areas. At least 6,000 square feet of land area is required for each dwelling unit.

- C. Age. Only structures which were principally constructed prior to 1920, 1940 shall be eligible for conversion under this regulation.
- D. Parking. Paved parking shall be provided on the premises at the rate of one and one half car spaces per dwelling unit. Parking shall be behind the front line of the principal structure.
- E. Additions. Expansion of the existing structure shall not exceed 20% of its current gross floor livable area. The architecture of the addition must be essentially the same as the existing structure."

Chairman Hall: We have a couple of substitutions. The first section would start with the word "older and which by" would become "whose", and then added, "as may be provided by the Commission". You changed 1920 to 1940.

Commissioner Anest: Why did you change that?

Craig Minor: I figured this rule has been around for at least twenty years, and if 1920 was old enough twenty years ago, then 1940 should be old enough today.

Chairman Hall: No, because there was a huge leap in architectural design between 1920 and 1940.

Commissioner Anest: I would leave it 1920.

Craig Minor: Okay.

Chairman Hall: Of course the '30's are not going to be 1800 square feet either, but I think we should just leave it 1920. Does everybody agree with that?

Commissioner Aieta: Yes. This applied to that property on the corner of Willard and Cedar. They didn't have enough land area, apparently they didn't have the right requirements of the zone, remember?

Chairman Hall: Plus it was in the Willard Avenue Overlay too. That came into play.

Commissioner Aieta: There was some other stuff that were conditions on it too.

Chairman Hall: All right, then back to Section 3.5

3. Subsection 3.5 (Uses Permitted in R-20, R-12 and R-7 Residential Zones)

Chairman Hall: In R-20, R-12 and R-7 Zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other.

3.5.1 One family detached dwellings and accessory uses and structures.

Craig Minor: You folks made better time than I expected - that's all I prepared for you today. This is a special meeting so we can't just keep going; we have to stop now, and next time I'll load it up more.

Commissioner Aieta: An R-12 lot is 12,000 square feet, and R-7 lot is 12,000 square feet.

Chairman Hall: No, it's 7,000 square feet.

Commissioner Aieta: It's seven?

Chairman Hall: Those are like the patio homes.

Commissioner Aieta: I thought it was 12,000 and in an R-7 zone you could have duplexes.

Chairman Hall: Things like Brooks Edge, Apple Hill.....

Craig Minor: Actually Frank is right. The R-7 is 12,000 square feet.

Commissioner Aieta: It was the same as an R-12 Zone, but an R-7 zone you were allowed to have duplex houses.

Chairman Hall: Then that's Bridlepath.

Commissioner Aieta: Right, those are on 12,000 square foot lots and you are allowed to have duplexes, and that was the distinction between an R-7 and R-12 zone. I thought I was right. 7,000, I don't remember a lot being 7,000, that was the old 50 foot frontage lots.

Craig Minor: Yes, and the R-7 Zone is the only zone where you can have a duplex.

Chairman Hall: So that's what it was, it was the Bridlepath, when they were doing that.

Commissioner Aieta: With this sentence here, "one family detached dwellings and accessories", eliminates the R-7 zone.

Craig Minor: No, there is still another regulation.

Commissioner Aieta: Is that consistent with that regulation?

Craig Minor: Yes.

Commissioner Aieta: How? One family detached dwellings and accessory, one family.

Craig Minor: It's allowed as of right.

Commissioner Aieta: In these zones.

Craig Minor: Right. If you want a duplex and you are in the R-7 Zone, under Section 3.6.1, you can have a two family. That's on page 21 if you are looking at the zoning regs; that would be the very next paragraph. If I had realized that you were going to make such good time, I would have included that in today's discussion.

Commissioner Aieta: Why don't we look at this again next week, let's start with Section 3.5 and the rest of it. I thought so, because I didn't remember any lots being 7,000 unless they were the fifty foot lots.

Chairman Hall: But these newer, Apple Hill, but that's an RP Zone.

Commissioner Aieta: Which we don't allow any more anyway. We eliminated that.

**II. ADJOURN**

Commissioner Sobieski moved to adjourn the meeting. The motion was seconded by Commissioner Leggo. The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

  
Norine Addis,  
Recording Secretary