

**WETHERSFIELD PLANNING AND ZONING COMMISSION**  
**Special Meeting (unofficial until voted upon)**

**Tuesday, May 13, 2025**

The Wethersfield Planning and Zoning Commission held a special meeting on Tuesday, May 13, 2025 at 6:00 p.m. Pitkin Community Center, Fireside Room, 30 Greenfield Street, Wethersfield, Connecticut.

**1. CALL TO ORDER**

Chairman Hammer called the meeting to order welcoming all to the Planning & Zoning and called the roll.

**1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):**

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>
Joseph Hammer, Chairman	X	
Peter Leombruni, Vice Chairman	X	
Anthony Homicki, Clerk	X	
Christopher Brechlin	X	
Thomas Dean	X	
David Drake	X	
David Edwards	X	
Tracy Gionfriddo		X
James Hughes		X
<b>Alternates:</b>		<b>Seated:</b>
Joe Ercolani	X	X
Anna Laurie	X	X
Paul Thompson		Absent

**Also Present:** Town Planner, David Elder, Town Land Use Attorney, Kenneth Slater and members of the public.

**2. NEW BUSINESS:**

**2.1 Regulations Amendment Workshop**

Chairman Hammer discussed what this workshop will entail:

- Inclusionary Zoning
- Accessory Dwelling Units, i.e., Accessory Apartments
- Parking Ratios-Residential
- Garages
- Special Permits (PZC) vs. Special Exceptions (ZBA)

Town Planner Elder discussed inclusionary zoning. Enabled by CT Section 8-2(i) allows a municipal Planning and Zoning Commission to:

1. Require a minimum amount of housing units in new construction to be “set-aside” through deed restrictions as “affordable” based on income, and
2. Offer density bonuses where a developer is proposing “set-aside” units; and

3. Collect a fee in-lieu of constructing “set-aside” units from a developer which shall be deposited into an account which must be used to construct, repair, or rehabilitate housing meeting the income definition of “affordable” which would otherwise be constructed in the “set-aside” development.

Commissioner Dean arrived at 6:10 p.m.

Town Planner Elder stated there is a statutory requirement of 10% for affordable housing in each municipality within the State. Wethersfield is close to meeting the state threshold of 10%. Last year the town was 117 units short and this year they are 51 units short of the 10% per the last information provided by the Office of Policy and Management and Department of Housing. If a municipality does not have 10% of their total housing stock deed restricted as affordable, developers can submit an 8-30g application which allows them to build affordable housing by overriding local zoning regulations. It gives developers the right to appeal to the State if a municipality's zoning regulations are blocking construction of affordable housing.

Attorney Kenneth Slater stated he is working with Glastonbury right now and they chose 10% as their “set-aside” number and Killingly is going with setting their minimum to 20%.

Vice Chairman Leombruni wanted to clarify that Town Planner Elder is suggesting that the Commission adopt these regulations to protect themselves from developers coming in with an 8-30g application.

Town Planner Elder indicated that was correct and that they need to reach the 10% to ensure developments continue to meet the established zoning requirements. He stated there are differing views on the subject with some proponents stating a need for affordable housing and others, including developers and others - see the cap on rents to make units affordable as controlling the market. However, specific to Wethersfield, he suggested that regardless of which position a person takes, achieving and maintaining the 10% threshold is the best way to ensure the town continues to maintain development standards through the zoning regulations.

Commissioner Dean stated number two and three, of the CGS 8-2(i) have complications we are not prepared for. However, number one is a good place to start. He does not want to abandon two and three. Once more data comes in they can revisit those options and make sure this town is affordable to everyone.

Chairman Hammer stated he thinks the best option is to adopt No. 1 and hold off on No. 2 and 3 until more data is available.

All the Commissioners agreed.

Town Planner Elder stated he is going to put together a draft and will send it out to the Commissioners when it is ready. Once approved by the Commission, they can hold a public hearing.

Town Planner Elder discussed accessory dwelling units (accessory apartments, in-law apartments, etc.). Mandated by CGA Public Act 21-29, they must be permitted as of right (subject to obtaining a zoning & building permit) on any lots that contains a single-family dwelling and other specifications such as:

- No public hearing required
- No affordability requirement
- No familial relationship requirement
- No separate access
- Allows detached, attached, and within
- Not set a maximum floor area of the ADU which is less than 30% of principal dwelling, or 1,000 sq. ft.

- Not require more than one parking space for any ADU
- Not require a minimum floor area of any dwelling unit (including ADU) to be more than the minimum allowed by building or fire code.

He stated his recommendation is that this regulation should be amended to comply with the public act, and determine if a “guesthouse” per section 3.6.E can remain.

The Commissioner wanted to eliminate the term “guesthouse” from the regulations and continue to allow ADU by special permit.

Town Planner Elder discussed parking maximums. Mandated by CGA Public Act 21-29, established maximum number of parking spaces for one- and two-bedroom units as follows: (1) Not more than one space for each studio or one-bedroom dwelling unit, or (2) Not more than two spaces for each dwelling unit with two or more bedrooms.

He stated he is recommending to amend the regulations to comply with the public act.

Town Planner Elder then discussed garages. The prior Town Planner and Zoning Official have repeatedly identified that the current regulations should be revised for clarity and consistency. The zoning regulations currently include separate provisions for detached garages versus attached or combined garages. Both are limited to 850 sq. ft. but because detached accessory garages could also be considered accessory structures, detached garages over 850 sq. ft. are being approved by PZC. Whereas, attached or combined garages are being sent to ZBA for a variance. The proposed amendment would remove this distinction and allow for any garages to be as of right at 850 sq. ft., and any exceeding that would require a special exception from the ZBA.

Town Planner Elder discussed special permits versus special exception administration. In recent history, several types of improvements and accessories structures that do not comply with the zoning regulations by right (subject to a zoning permit), have been undergoing review and approval by the Planning and Zoning Commission. These matters were previously being reviewed and approved as Special Exceptions by the Zoning Board of Appeals. This regulation amendment would return this function to the ZBA. Items that would be approved by the ZBA include (1) Campers, boats and RV’s over 18’ or that do not otherwise comply with the zoning regulations; and (2) Accessory Structures over 200 sq. ft.

Town Attorney Slater stated special permit and special exception are interchangeable. The PZC can make the policies and adopt it in their regulations but allow the ZBA to make the decisions that the Planning and Zoning regulations allow. They can allow ZBA to act on a special exception and special permit not based solely on hardship. The ZBA will also be able to attach special conditions to approvals the same way the PZC currently does.

The Commissioners reviewed which items can be sent over to ZBA.

Chairman Hammer asked Town Planner Elder to look into these and make his suggestion as to what should be sent to ZBA for special permit/exceptions: (1) Campers, boats and RV’s over 18’, or that do not otherwise comply with the zoning regulations; (2) Accessory Structures over 200 sq. ft.; and (3) The keeping of pets and livestock when not in compliance with the above provisions

Chairman Hammer also stated Item No. 7 under 5.3 Accessory Uses & Structures should be removed as it can come across as confusing. The Commissioners agreed they would like to strike it out of the regulations.

**3. OTHER BUSINESS – None**

**4. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING**

**Kevin Sullivan, 79 Wright Road**, stated he would like to see the town consider the maximums for commercial parking. He was happy to hear ADU's and parking addressed this evening. BikeWalk Wethersfield is interested in seeing if something can be implemented for bicycle parking (bike racks) in new developments. They have done research on good ordinances in other towns. Rob O'Connor sent Town Planner Elder all the research he has compiled so far. If there is anything they can help to do to support research for this request they will.

**5. ADJOURNMENT**

At 8:15 p.m. Vice Chairman Leombruni motioned **"TO ADJOURN THE MEETING"** seconded by Commissioner Brechlin.

**Vote:** All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Respectfully Submitted  
Angela Mull, Recording Secretary