

The Subcommittee agreed that it was not necessary. All the other proposed modifications were found to be acceptable.

Christina Ross questioned the removal of the 25,000 square foot maximum on medical office space and asked if more than 25,000 square feet could be on a single lot.

Mr. Papp stated there were four (4) controlling factors: 1) parking, 2) F.A.R., 3) the footprint and building gross floor area restriction and 4) determinations gathered from traffic studies. These factors would be the limiting factors.

Terry Spring asked whether fee-in-lieu-of-parking would be included in Zone D.

The Subcommittee unanimously stated they would recommend that fee-in-lieu-of parking not be included in Zone D.

Item 4:

Mr. Papp stated that the town has received a STEAP grant from the State of Connecticut to conduct a Market Demand Study. The Study would outline the beneficial uses and help the town plan for the appropriate uses going forward. Because of the Study any modifications to the regulations or zoning changes should be placed on hold until the Study has been completed.

Ms. Grzelecki stated that everything is on hold. There will be no Public Hearings pending the Study.

Mr. Kleppin stated that Glenn Chalder would be presenting his draft findings from the Zone D parking and F.A.R. analysis/build-out analysis on October 27th prior to the Commission's regular meeting.

Mr. Papp stated that Mr. Chalder's preliminary findings are that the allowed F.A.R. numbers cannot be met because of the parking constraints, so most likely the allowed F.A.R. numbers will be lowered.

Item 5:

The next scheduled meeting is October 13th, 2009 at 6:00 p.m. at the Lapham Community Center.

The meeting adjourned at ___ p.m.

Kent Turner, Subcommittee Chairman