

TOWN OF VOLUNTOWN

PLANNING AND ZONING

JUNE 8 2016

The meeting was called to order at 7:04pm by Chairman Carl Grenier. Chair Grenier then asked for a moment of silence for the Late Chairman Albert Dawley. Meeting continued at 7:05pm.

MEMBERS PRESENT:

Arthur Neiminen, Carl Grenier, Scott Davidson, James Hutchins, Thomas Sweet, Patrican Wray, Ron

Millovitsch.

ZONING OFFICER: Peter Zvingilas. ATTORNEY: Michael Carey, FIRST SELECTMAN: Robert Sirpenski, Mr. Bob Dulca from CLA engineers.

APPROVAL OF PREVIOUS MEETING MINUTES: Minutes read, Motion by Arthur Neiminen to approve May 11 2016 minutes. All in agreement.

ZONING ENFORCEMENT OFFICERS REPORT: A cease and desist order has been given to Mr Aris Johnson concerning signs he has erected on his property at the intersection of Beachdale, 138 and 165. The sign is political in nature, however its the size of the sign and the fact no permit was issued for the sign that has led to this order.

OLD BUSINESS: Mr Dulca presents his plans from CLA engineers, Chair Grenier asked when the plans were gone over and accepted, Mr Dulca stated this happened at the April 13th. At the April 13th meeting Mr Dulca stated he presented the plans, presented a letter from the health department and gave a brief description of what the building would look like from the Main St. Mr Dulca stated he is here tonight for a 8-24 review again, he is unsure of what further information is needed. It was decided no 8-24 was needed as no request was submitted. Mr Dulca is open to all and any questions. Mr. Neiminen stated that the turn arounds on deadend roads were largely not documented, in the 50s residents were more than willing to accommodate school buses. Chair Grenier was concerned over a parcel, Chair pulled out several maps from the 1920s when he asked why the maps are different Mr Delca replied he would have to check on it. Mr Deluca stated that he assumed Gate Street was a town road. Chair Grenier wants to know how the town acquired this tract of land known as mill site 2. Tracing land ownership and land turnovers is a very costly and timely process most of the time with very little results. At this time Att Carey stated he is the attorney for the Town, for the selectman and the planning and zoning if any one feels this is not acceptable for him to give advice he would withdraw from this application, he also asked this at the previous meeting. There was no objections or comments. Attorney Carey asked Selectman Sirpenski if there is a list of acceptable Town roads and if Gate St was on it. Selectman Sirpenski provided all the list of town roads and Gate Street was on it.

Arthur Neiminen stated the town still only has 75ft for the drive when 150 is what is called for a drive. Selectman Sirpenske said that does not apply because it's been proven that all of Gate street is a Town road. Multiple uses of the drive was questioned by Chair Grenier, Selectman Sirpenski said the buses may use the other driveway and it is all considered Town and did not think there was a difference. Mr. Scott Davidson said it is a town claimed road and the town has plenty of room for their driveway. Mr Neiminen would like more research done. At this time the question was asked of Atty Carey about Chair Grenier taking over for the late Al Dawley, Atty Carey stated Mr Grenier steps into the position and the nomination and vote for a new vice chair should be addressed at the next meeting. At this point Patricia Wray asked if the drive could be turned into a road such as a Gate Street extension? Atty Carey said it would have to go to a town meeting. At this time Atty Carey said enough questions have been raised that perhaps if the Applicant Selectman Sirpenski would agree and it would be for the benefit of the Commission to have a 35 day extension to answer questions. Applicant Sirpenski stated the commission has had four months to act and he does not want to come back in 35 days to face a new round of new questions. Specific questions were discussed to only address at the next meeting. Selectman Sirpenski submitted in writing the Town's consent to a extension of 35 days to act on the application for the town garage. Request to be placed on the agenda for a 8-24 review of the town garage. Motion made to extend to July 13th motion made by James Hutchens, seconded by Tom Sweet.

VISITORS; Debbie Maynard, Wendy Gauthier, Ed Grenier, Belinda Weise.

Edward Grenier gave a concerned citizen report. Mr Grenier is the property owner of the parcel bordering the proposed town garage. Mr Grenier raised many concerns, he stated the town had promised leaving a buffer zone of trees between his land and the garage, this was not done.. Not only he is opposed to the devaluation of his property but many early morning disruptions. His letter was read and accepted for the record. Mr. Grenier said the town does not even have 75 ft for their drive, Mr Grenier feels he owns more land than is shown on the maps.

Next visitor Belinda Weise asked if there are any plans for the old garage. At this time there is no plans for the old garage, Ms Weise was also concerned about the cost of the new garage and if it goes over budget will any plans be brought to a town meeting.

Debbie asked why another site was not considered like the transfer station for the garage. It was considered but was deemed to far away.

NEW MEMBER REPLACEMENT: With the passing of late chair Dawley. A letter was received by the Board of Selectman and referred to the Planning and zoning, the letter is a request to be placed on the board by Mr David Neiminen, who was a past member. This has been tabled till the next meeting.

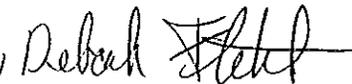
GENERAL DISCUSSION; James Hutchins would like to work on bylaws and would like better regulations. Mr Davidson agreed that a search of regulations and bylaws are a good goal.

Chair Grenier presented a training course sponsored by NECOG on regulations and how to keep from being sued. Chair Grenier is looking at some training in November. Chair Gauthier was present, the chair of P&z appeals, she was very interested in the course. Chair Grenier will look into the details.

ATTORNEY CAREY-ZONING REVIEW; Att Carey spoke with Jim Larkin concerning the review of zoning regulations. Mr Larkin found many outdated and a considerable amount of redundancy. More research is being done and more information will be available in the coming weeks.

Motion to close the meeting made by Arthur Nieminen, seconded by Ron Millovitsch. Meeting closed at 8:45 by Chairman Grenier

Respectfully submitted

Deborah Fletcher, 

Secretary

6-8-16

The Town of Vohwinkel consents to an extension of 35 days for the Planning & Zoning Commission to act on the application for the Town Garage.

Request to be placed on the agenda for an 8-24 review of the Town Garage Project.

Bob Simpson



(CR) DLF

Planning + Zoning Commission

To ~~Board of Selectmen~~ Town of Voluntown CT

I Edward W. Grenier as owner of the parcel bordering the proposed town garage ~~site~~ along the western and northern boundary would like to go on record as being opposed to the further devaluation of my property by the town of Voluntown.

The town promised a buffer zone when it put bus parking in then proceeded to cut all trees right to the boundary not leaving a blade of grass between my property and theirs. My tenant already has to smell diesel fuel and hear backup alarms early in the morning. The town should have to abide by the same zoning laws as private residents.

The multiple uses of this property already exceeds what is allowed.

To put another building so close to my border would infringe on my right to hunt or shoot on my property by being within 500 feet of my tree stand.

Also every time the town paves Gates street it moves its bus turnaround a little further onto my land. When does it end? I think the time is now. The town should seek alternative sites.

Also a metal building is not attractive in the downtown area and is not a cost effective solution for the town. I strongly suggest you find another solution to the town garage issue. The tax increase to build this should be a concern to everyone.

Edward W. Grenier

OR OLF