

 **APPROVED**
12/13/17

Town Of Voluntown
Planning and Zoning Commission
Voluntown Town Hall
Wednesday November 8, 2017
Meeting Minutes

Chairman Davidson called the meeting to order at 7:00PM.

Members Present: Scott Davidson, Carl Grenier, Jim Hutchins and alternates Patricia Wray and David Nieminen. 2 new incoming alternates were also present, Bob Panko and Max Hallowell. Also present ZEO Pete Zvingilas.

Alternates Patricia Wray and David Nieminen were seated as full voting members.

Approval of minutes October 11, 2017: Jim Hutchins made a motion to accept the minutes with 2 corrections. Scott Davidson seconded the motion. All in favor. Motion carried. The 2 corrections were: 1) Page 2 removed conservation restriction and replaced with restrictive covenant. 2.) Page 4 the following verbiage was added to: Operation no more than 60 calendar days. Minutes now read Operation no more than 60 calendar days spread throughout the calendar year.

Additions to the Agenda: None

Citizens Comments: No citizens were present.

Old Business: Discussion and possible action on Application 092517-Request for waiver of subdivision approval-use restricted to agricultural or conservation for 67.73 acres on Pendleton Hill Road, Voluntown, CT. Applicants: Michael W. Erick, 319 Pendleton Hill Road, Voluntown, CT William E. Erick, 61 South Main Street, Jewett City, CT and Thomas H. Erick, 280 Pendleton Hill Road, Voluntown, CT.

Chairman Davidson informed the commission that the applicants sent a letter and applicant Michael Erick got in touch with Chairman Davidson that all parties would like the application tabled at this time because they could not find anything to back up their request. Due to the time restraints the applicants decided to withdraw their application and move forward with the subdivision.

Carl Grenier brought up Applicant Michael Erick found something that was in the regs at one time (1972) that a wood lot could be used for agricultural use, but it didn't detail how to do it.

Chairman Davidson mentioned that he has letters from Michael Erick and Attorney Michael Carey. The letters back up the commission and the current regulations. Also Michael Erick stated at the last meeting that they planned to put 2 houses on the land, which doesn't back up

the agricultural aspect. After some further discussion, Chairman Davidson moved on from the subject to continue the meeting.

General Discussion: Next month officer elections need to take place. Member Tom Sweet would like to move meeting time to 7:30pm. Chairman Davidson asked members to think about officer elections and possible time change to discuss further at December's meeting.

With new Selectman coming into office, Chairman Davidson is hoping to get more admin support from town hall. Pete Zvingilas mentioned the elected commission secretary should be taking on some of those responsibilities.

Correspondence: NECCOG training will be held November 29th at 7PM in town hall. Subject will be a lot of legal aspects and what the P&Z commission should and should not be doing. Training will be open to Inlands Wetlands, ZBA and Chairman Davidson will invite the Selectman.

Letter from Michael Erick, Letter from Michael Carey. Chairman Davidson has the budget spreadsheet. He stated that the Commission is currently at 55% of actual budget is \$9450.00 and that it is at \$4300.00 right now. A significant portion of that amount has gone to attorney's fees. Chairman Davidson met with the Selectman to discuss that Attorney Michael Carey only attend the P&Z meetings when needed. Selectman were in agreement. Chairman Davidson also has letter from the Town Clerk. Letter from Jack Wesa that was sent to the commission members. The town gets many grants with the amount of farmland in Voluntown. Should all farmland be designated on the maps and be part of the Commission responsibilities. There was discussion that it would be a huge undertaking and very costly. It was mentioned to see if there is a grant to get the maps updated with the farmland information.

ZEO Report: Belinda Weiss sent ZEO an email that she wanted to start using the rock crusher. ZEO Zvingilas told her she had to have the updated site plan approval first. Chairman Davidson stated he signed off on it and John Faulise with Boundaries, LLC was waiting for payment so updated site plan can be filed. Also, the buffers have to be installed on the property as well.

Looking for final sign off on ramp (stairs from school to Constitution field) a couple of corrections needed to be square away. Member Jim Hutchins asked if there were supposed to be lights down the side of the stairs. It was shown on the original rendering. Chairman Davidson said lights and surveillance were discussed, but the funds were not available.

Adjournment: Patricia Wray made a motion to adjourn the meeting. Jim Hutchins seconded the motion. All in favor. Meeting adjourned at 7:21PM.

Scott Davidson, Chairman

