**Town of Voluntown Unapproved**

**Planning & Zoning Commission**

**Meeting Minutes**

**April 11, 2018**

**Chairman Scott Davidson called the regularly scheduled meeting of the Planning & Zoning Commission to order at 7:32 PM.**

**Members present:** Scott Davidson, Tom Sweet, Neftali Soto, Bob Panko and David Nieminen.

**Also present:** ZEO, Pete Zvingilas and Jim Larkin, NECCOG

**Seating of Alternates:** Alternate Bob Panko was seated as a full voting member.

**Approval of Minutes**: Tom Sweet made a motion to accept the minutes from the February 14, 2018 meeting and David Nieminen seconded. All in favor. Motion carried.

**Additions to Agenda:** Discussion Tamarack 1 time event beyond non-conforming use possibly going forward with a special exceptions permit. Scott Davidson made the motion to add this to the agenda under new business. Tom Sweet seconded the motion. All in favor. Motion carried.

**Citizen’s comments:** No citizen’s comments at this time.

**Old Business:** General discussion 8-24 review. Chairman Davidson wanted to make sure that the 4 new members were familiar with an 8-24 review. State Statutes were handed out to all new members. 8-24 is a recommendation. An application is handled separately.

**POCD Timeline discussion:** Jim Larkin was fine with moving to the end of the meeting.

**New Business:** Al Daigneault, 15 Preston City Road Discussion and Application. Reg 5.3.3 Adding 4th apartment to an already existing 3 unit multi family unit, multifamily parking, septic repairs and upgrades for apartments per health code and new driveway access. Mr. Daigneault presented his site plan to the commission. Chairman Davidson made a motion to accept the application and set a public hearing for May 9th at 730PM. Neftali Soto seconded the motion. All in favor. Motion passed.

John Faulise, Boundaries on behalf of Wendy Vachon, Executive Director Voluntown Housing Authority 239 Main Street Voluntown CT 06384. 8-24 review & Application 040818 Seeking site plan approval for parking lot reconfiguration, additional entry/exit location, construction, new concrete curbing and sidewalks, drainage improvements, and associated site grading and demolition. Mr. Faulise did a detailed review the 10 sheet site plan to the commission members. Voluntown Fire Marshall has reviewed and it satisfied with an additional egress. After review and discussion the Commission voted unanimously to approve the 8-24 review as well as application 040818 with one modification that ZEO Pete Zvingilas will sign off on. David Nieminen made a motion to approve the review of the plan with the addition of the keeping the radius on the left hand entrance of the old driveway & losing 1 parking space upon ZEO Pete Zvingilas reviewing . Tom Sweet seconded the motion. All in favor motion passed.

**Tamarack Lodge:** Attorney Antonio Del Mastro of Parrett, Port, Parese & Colwell One Hamden Center 2319 Whitney Avenue, Suite 1-D Hamden CT 06518 on behalf of Steven Andriakas, Concept to Gates LLC (Festival Promoter)

Presented handout of Bio of Steven Andriakos, Concept to Gates, LLC Co-Owner/Co-Founder, Event Coordinator, Connecticut General Statutes Title 19a Chapter 368S. Mass Gatherings, Brief Timeline of Events, Traffic Management Plan, RV & Car Campers, Tent Campers & Day Passes and detailed site maps for event management. Concept to Gates would handle security, bathrooms, food, all permitting, fencing, state troopers, emergency services, traffic control, populous control etc. Discussed all handouts in detail.

The festival Organic Smiles has been previously held in Middletown. The venue is no longer available. Had a site picked out in Maine. That site did not work out. Getting started a little late in the game. Feel Tamarack Lodge would be a great location. Not just for a 1 time event, looking at doing this yearly. Voluntown Fire Marshall on board, but a few hurdles to get over. He suggested more lighting which Mr. Del Mastro stated would not be a problem. Commission asked many questions and Mr. Del Mastro answered the best he could, and if he could not give details he stated he would get them for the commission. Chairman Davidson stated that the commission needs to reach out to the town attorney for guidance. If the festival became a yearly event the current regs would need to be changed. Current regs only approve a function of this sort for 30 days. Could apply for a text amendment change next year, if this current year is successful. Looking for a July event, commission stated this would more than likely not be possible. It would have to be on the agenda for the May meeting and then a public hearing scheduled. August may be possible, but would be very tight. Reg 9.5.6 permit for entertainment and religious gatherings and 5.3.3 special exemptions. Commission recommended the application be submitted and for further discussion for May 9th meeting. ZEO Pete Zvingilas definitely wants more input from Fire Marshall.

**Correspondence:** North Stonington rewrote their Planning & Zoning Regulations.

**ZEO Report:** Fire restoration and 12x12 gazebo at (could not hear address)

**POCD Timeline:** Jim Larkin, NECCOG presented Commission with detailed timeline to meet to work on POCD for 2020. Commission will invite all commissions to these bi-monthly meetings. Looking at doing them the same night as our regularly scheduled meeting nights from 6-7:30PM. Beginning in June. Jim will do a revised timeline.

**Adjournment:**  Tom Sweet made a motion to adjourn the meeting. Scott Davidson seconded the motion. All in favor. Motion carried. Meeting adjourned the meeting at 9:03PM

Scott Davidson, Chairman

Kerry Tetreault, Recording Secretary