

Voluntown Planning and Zoning Commission
Wednesday, February 11, 2015

The regular meeting of the Voluntown Planning and Zoning Commission was called to order by Al Dawley at 7:00 P.M. on Wednesday, February 11, 2015 at the Voluntown Town Hall, Voluntown, CT. Members present were David Nieminen, Al Dawley, Arthur Nieminen, Tom Sweet and Carl Grenier. Also present: Town Attorney, Mike Carey, Peter Zvingilas, Zoning Enforcement Officer and Jim Larkin, NECCOG.

Approval of minutes: The minutes from the October 8, 2014 Public Hearing and regular meeting were read by the board members. Al Dawley pointed out that in the third paragraph, fifth line the sentence did not make sense. Carl Grenier agreed that the sentence was wrong, but it should read that DOT will not approve until the Town does. Al Dawley also noted that further down the page it said that “Mr. Faulise stated lighting and signage would be on the building, which will be in the architectural review.” Mr. Dawley wanted to make sure this came before the Board. Peter Zvingilas said that the architectural design would come before the board. Carl Grenier felt Exhibit#5 stating an application to Uncas Health, for approval from the Department of Health in Hartford was out of context. This would be a review from Hartford for public water and sewage. Al Dawley stated these three things need to be brushed up. Art Nieminen made a motion to accept the minutes with those items to be corrected. Carl Grenier seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated he had been in contact with Belinda Wiese. She acquired the problem at the stump grinding facility. Ms. Wiese is cleaning up the property and working on complying. She plans on putting vegetation along berms when weather is better. She may be coming back before the board with a proposed change to the location for the building next month, if there is a meeting. There was a question concerning crushed rock. This has been stopped and moved off site. Ms. Wiese was not aware this couldn't be done. Peter stated she is actively trying to comply.

Visitors: None.

Old Business:

A. N.E.C.C.O.G.—Jim Larkin—Zoning Regulations changes/amendments.

Jim Larkin went over the changes to the regulations. The board had copies of these. Village District, Section 5 – Permitted Uses. Changing in 5.1.4 (a) of to or and adding regulation 5.1.4 (b) pertaining to chickens. Mr. Larkin had researched surrounding Towns. Al Dawley liked Atty. Carey's suggestion to add “for personal use”. This was discussed along with the amount of chickens, the fact they would be confined to coops, the production of eggs for personal use, and that the issue really is roosters. Peter Zvingilas questioned 15 foot setback for the coops, compared to Regulation 8.13 pertaining to setback on accessory buildings. Atty. Carey said no problem with the language, since it applies just to the coop. The Chairman feels adding the “personal use” is a good idea. Atty. Carey suggested “personal non-commercial use” after

“hens”. The board discussed this and decided to go with that. Mr. Larkin will add that to 5.1.4 (b). Mr. Larkin went over Section 8-Supplementary Regulations. Sections 8.3.1 and 8.4.1 will be removed since they were in conflict and handled by the Department of Health. Mr. Larkin did have NECCOG’s Engineer look over the regulations. The board discussed how Inland Wetland’s Commission reviews setback, per State and Town regulations. Pete Zvingilas stated Wetlands deals with land impact and permits can be issued as needed. Jim Larkin stated that there has to be a 30 day notice to the local Planning Agencies and that there is not enough time to hold the Public Hearing in March. David Nieminen brought up definitions and if Jim Larkin had looked through them. He stated the Engineer had reviewed things and Jim had highlighted a few things that the board could go over now or save for another meeting. Al Dawley brought up the 150’ x 200’ buildable square on a two acre building lot. They discussed if the area should be bigger, if it pertained to back lots, if the area should be contiguous, the angle and configuration of it, and if they should state where the foundation would be located. Peter stated that surveyors usually stake out where the foundation will go following setback regulations and usually try to place it in the center of the property. Jim Larkin will do some research on the buildable square concerns. He will put something together with the board’s concerns/questions and get it to them before the next meeting. Al Dawley would like to go over everything in March and possibly have the Public Hearing in June. Jim will look over the regulations again. He did say there was some confusion in how many uses on one lot in a few places. Also, things over the years had been added to the conditions of Special Exemptions, which should cover all different uses, rather than separate conditions for individual items. He’ll send information and questions on these items also.

New Business:

A. Meeting Date Approval.

Al Dawley wanted to make sure that staying with the same day for meetings, the second Wednesday of the month was fine. David Nieminen made a motion that the meeting date be the second Wednesday at the same time of 7:00 P.M. Tom Sweet seconded it and all were in favor. So carried.

B. Election of Officers.

Election of Officers was discussed. Tom Sweet nominated Al Dawley as Chairman. Carl Grenier seconded it and all were in favor. So carried. Carl Grenier nominated David Nieminen as Vice-Chairman/Secretary. Tom Sweet seconded it and all were in favor. So carried.

General Discussion: None.

Carl Grenier made a motion to adjourn the meeting. David Nieminen seconded it and all were in favor. The meeting was adjourned at 7:40 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC