

Voluntown Planning and Zoning Commission
Wednesday, April 8, 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, April 8, 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 February 11, 2015 meeting were read by the board members. Tom Sweet made a motion to accept the minutes as read. David Nieminen seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas reported the Solar Panel Project was going on at the school and also a proposal for a new school roof. The Superintendent said they would be doing a small remodel of a couple of classrooms during the summer.

Visitors: Flo and Hyde Harman.

Old Business:

A. Belinda Wiese—Stump Grinding Facility—Routes 138/165

Belinda Wiese explained that Peter Zvingilas, ZEO, had come to the office to discuss the site plan. She had not realized that certain things could not be done and other areas needed to be corrected. She is working on the issues. Ms. Wiese plans on changing some things on the site plan and will be hiring Boundaries to draw it up. Right now her state general permit is good until August, but the State is working on a new permit and extending the current ones. She submitted a letter to the Board from the State referencing this matter. Belinda is waiting to see what the State says. The trees will be planted on the one side as soon as they come in. What to do with the big berm was discussed, either leave it the way it is or plant grass and put a fence on top because of the steepness of it. The rock crushing has not gone on since Belinda found out it couldn't be done. There is still some concrete that needs to be removed. She is cleaning the facility up. She really can't plan anything until the State decides on the permit. Belinda would like to put a light pole on the property that will have surveillance cameras on it. The noise levels and operation hours were discussed. The plan calls for chips to create a berm in the back, which seems to be where the issue of noise is. Peter stated the site plan had reached the five year mark in September/October of last year. To resolve the situation an application with a new site plan is needed. The board discussed giving Belinda a 60 day time limit to do this. Ms. Wiese will have John Faulise from Boundaries work on a site plan and if not ready in 60 days he will contact the Board or Peter. She asked if crushing stone was possible. This would need to be looked at in the regulations. She also asked if she could put up the previous mentioned light pole. After some discussion, it was decided Pete could issue a permit for this. Carl Grenier suggested allowing a 90 day time limit. This was agreed upon by the Board. Atty. Carey stated that the Board would need to receive something by the July meeting to act on, or Pete would need to take action on it.

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

Jim Larkin had sent copies of the changes/amendments to the clerk, which were made and given to board members. Mr. Larkin went over 5.1 stating the only change was the additional “for personal non-commercial use” suggested by Atty. Carey. Flo Harman had a question about free range chickens and why nothing was posted on the internet concerning the zone changes. Atty. Carey stated this was not a Public Hearing, but the board could allow questions. Once there was an application filed and a Public Hearing set it would be posted. The board discussed how the regulation was written, that it pertained to the Village District and felt that if the roosters were there previously they would be grandfathered. They discussed the difference between organic eggs/chickens and free range. Atty. Carey wondered if there should be a definition for “free range”. Carl Grenier didn’t remember addressing free range chickens or fowl. Jim Larkin stated it was discussed at a previous meeting. The Chairman stated the reason they were considering this regulation, was because of many complaints received by Peter Zvingilas, ZEO, and the Board was addressing the issue. Flo brought up chickens and roosters being used for Vo-Ag, 4-H, or school projects and this regulation would limit what these kids could do. The Board discussed issues that had been in the past, i.e.: manure on roads, rooster issues in the rural district and the job of animal control. Voluntown is unique because of the state forest and has always been an agricultural town. The board felt Flo brought up good points concerning this regulation. Jim Larkin will re-write 5.1 to put something in pertaining to educational projects and remove the “free range” sentence. This will be ready for the next meeting. Jim Larkin went over the change for Regulation 8.3 that will strike out oil refining storage tanks. This is covered by the State Fire Marshal. He suggested a letter from the State Fire Marshal pertaining to this be available for the Public Hearing. Also, Regulation 8.4.1, strikes out septic systems and setback for watercourses. This is controlled by the Department of Health. Mr. Larkin and the Board looked over Regulation 2.5--Buildable Area. “Contiguous” and “required yards and set back” was added, which was discussed. They also discussed septic systems, utilities, structures, open space and wetlands pertaining to the buildable area. Jim Larkin stated wetlands is excluded as buildable area, but does count in lot size. Discussion was stopped due to the tape ending.

The Board took a short recess from 8:05-8:08 to obtain another tape to record the meeting, none was found. Jim Larkin left flyers to be reviewed. With no tape, Art Nieminen made a motion to adjourn the meeting. Carl Grenier seconded it and all were in favor. The meeting was adjourned at 8:12 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC