

Voluntown Planning & Zoning Commission
March 9, 2016

The regular meeting of the Voluntown Planning & Zoning Commission was called to order at 7:00 P.M. by Chairman Al Dawley. Members present were: Carl Grenier, Art Nieminen, Tom Sweet, Patricia Wray, Scott Davidson and Ron Millovitsch. Also present: Town Attorney Mike Carey, Zoning Officer Peter Zvingilas, First Selectman Robert Sirpenski and Kyle Haubert from CLA Engineers. Jim Hutchins was absent.

Art Nieminen made a motion to reappoint Al Dawley as Chairman, Tom seconded the motion, all in favor, so moved. Tom made a motion to close nominations, all in favor, so moved. Art made a motion to nominate Ron Millovitsch as Vice Chairman, Mr. Millovitsch declined the nomination. Tom made a motion to nominate Carl Grenier as vice chairman, all in favor, motion carried. Nominations were closed.

There was some discussion on who the board could hire to take minutes and what they would be paid.

Approval of minutes: The minutes from the May 13, 2015 meeting were read. Art made a motion to approve the minutes, Carl seconded the motion, all in favor, so moved.

Zoning Enforcement Officer Report: Peter Zvingilas reported that he is still getting complaints from a neighbor about 57 Laurel Drive. The owner has a couple of junk cars on the property and he put an addition on the back of the house which got picked up when the Town did a revaluation. He came in and pulled a permit out and then did not have the money to pay for the permit, so Pete sent him registered letters of which he did not respond to. He knows of a free attorney service that could be used to go after violators at no cost to the Town. Attorney Carey has had dealings with this office before and how successful the outcomes are depends on a number of factors. This has been an ongoing problem.

Visitors: None.

Old Business: Art Nieminen made a motion to keep the meetings at 7:00 p.m. on the second Wednesday of the month, Tom seconded the motion, all in favor, motion carried.

New Business: Review CLA plans for Town Garage: Kyle Haubert from CLA Engineers came to speak on the plans for the new Town garage. The facility was prepped a few years ago when the school bus lot was installed, with the entrance at the end of Gate Street. They are looking to do a couple of driveway cuts, a paved access area around a roughly 6,000 square foot Town garage building. On one side there will be garage doors with a concrete apron and a drive through garage door coming out the side as well and another door entrance on the other side. They are proposing covered outdoor storage on one side of the building. When the project goes out to bid this will happen depending on the funding. The main entrance is on the south side of the building and Mr. Haubert showed the board where the parking would be. The proposed septic system is on the north side down the hill and they have applied to Uncas Health for this. Perk tests and test holes have been done throughout and ground water is not an issue. He showed on the map the wetlands being 45 feet from the limit with the river on the other side of the gravel road. There is an existing fuel tank which services the School busses and Town vehicles on the property, which will remain in operation. There will be room for expansion and the plans show a gravel surface that would be prepped in the future if the Town wanted to put a salt shed or more storage there. Al wondered if there will be room for a big truck with a trailer attached to turn around as there is

no curbs on the plans. A post at the corner of the back of the building could be installed and could certainly be put into the plans. Discussion took place on using waste oil and about how the building will be heated. At this time the plans show propane as the heating source. There was some concern about this and if the tanks would be underground or above ground. Solar energy was also discussed. Maybe have panels on the roof. The building will be steel facing but not sure what the insulation will be on the inside. Attorney Carey asked if the plans were zoning compliant and showed erosion and sediment control measures. Mr. Haubert responded that yes the plans do reflect that. He showed on the plans what the wall sections are and what the r factor was. Al stated that r13 is not much, but it does meet energy code. Everything will be code compliant. Mr. Haubert will confer with the architect and get all the numbers on each wall. There was some discussion on whether or not the building could be seen from the road. The lights will remain on the building and parking itself and not onto abutting properties. There will be buffers between the neighboring properties and the building. They still need to go to Wetlands next month before Planning & Zoning can make a decision. A letter has been sent to Uncas Health as well. Al stated that at this time the board is just reviewing the plans and no decision will be made tonight. Al asked if the area was staked out so that if they went up to look at the area they could get an idea of where it's going to be. It has not been at this time. Art made a motion to table this until the next month's meeting and they have more information, Ronald seconded it, all were in favor, so moved.

General Discussion: Pete had a question on the language between the zoning regs and the subdivision regs. In the subdivision regs. section 5.1.2 which refers to a parcel of land owned separately from adjoining parcels and not having frontage on an existing street at the time of adoption of this regs. May be divided into not more than 3 lots with conditions one of which says all such lots conform to the size and dimensional requirements of the Zoning Regulations. But in the Zoning regs the minimum road frontage is 200 feet for a building lot. There is someone who has a 10 acre lot with 150 feet on the road who is asking about subdividing. Pete stated that if there is less than 200 feet on the road of an existing grandfathered building lot, technically you should only get one building lot or potentially two if it's a flag lot. But if you have no frontage you can get three lots. Pete felt that they were punishing the person with road frontage versus the person who doesn't. Al stated that they needed clarification on the wording and Pete said he doesn't want to give people the wrong information. Mike Carey said that the subdivision regs have to comply with the zoning regs.

In other business, Al asked Mike Carey if he had heard from Jim Larkin from NECCOG about the zoning rule changes. Mike has but he has not reviewed the information and will bring the corrections to the next months meeting.

Art Nieminen made a motion to adjourn the meeting, Tom seconded the motion, all in favor, so moved. The meeting was adjourned at 7:55 P.M.

Respectfully Submitted:

Al Dawley, Chairman

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