

**PLANNING AND ZONING COMMISSION**  
**TOWN OF VOLUNTOWN**  
**DECEMBER 14, 2016 MEETING MINUTES**

The regular meeting of the Voluntown Planning and Zoning Commission was called to order by Chairman Carl Grenier at 7:04PM. Members present were Carl Grenier, Arthur Nieminen, Scott Davidson, Patricia Wray and Ronald Millovitsch. Also present were Jim Larkin, NECOG, Town Attorney Michael Carey and ZEO Peter Zvingilas.

**Approval of Minutes:** The minutes were read by the board members. There was one word change from hire an alternate to appoint an alternate. Arthur Nieminen made a motion to accept the October 12<sup>th</sup>, 2016 minutes with noted change. Carl Grenier seconded the motion. All in favor. Motion carried.

September 14, 2016 amended minutes were read by the board members. Arthur Nieminen made a motion to accept the amended September 14, 2016 minutes. Scott Davidson seconded the motion. All in favor. Motion carried.

July 13, 2016 amended minutes were read by the board members. Arthur Nieminen made a motion to accept the amended July 13, 2016 minutes. **Scott Davidson ?** seconded the motion. All in favor. Motion carried.

The members discussed the June 8, 2016 minutes. Chairman Grenier suggested he get a transcript of the meeting made so more accurate minutes can be taken from it. There were no votes taken at the meeting. The subject of the meeting was tabled. **On this part of the tape, there were a lot of people talking at the same time. (Tape Counter 70-130) Again many people were talking at the same time. (Tape Counter 180-210)** It was discussed that the minutes' secretary would do the minutes the best she can from the meeting tapes.

**ZEO Report:** ZEO Pete Zvingilas got a call around December 3 or 4<sup>th</sup> about an excavation project going on at 15 Preston City Road. He went to the property and observed machinery, screener. There was no permit issued for the excavation project. A permit would be needed unless it falls under being a bonafide construction project. **He verbally told ?** to stop with the excavation. The owner Al Daigneault came in to see Pete and was told to get a site plan to present to Planning and Zoning Commission. A cease and desist was mailed to the owner. Al Daigneault informally presented a preliminary site plan from March of 2015. Mr. Daigneault explained a little of what he was planning to do at the property that includes driveway access from Route 165. Mr. Daigneault was told he will need a permit for the driveway. It was also discussed what the square footage must be per unit for the existing apartment dwelling on the property. There was also discussion about the zoning for commercial use for a store. The Board advised the Daigneault's to obtain the driveway permit from the state before they

formally present their site plan and applications for the other work/improvements they would like to do on their property. The cease and desist will also remain in place.

**Visitors/Citizens Comments:** See above Mr. & Mrs. Daigneault

**New Business:** 2017 Meeting Schedule-Arthur Nieminen made a motion that the Planning and Zoning meetings be held on the 2<sup>nd</sup> Wednesday of the month at 7PM. Scott Davidson seconded the motion. All in favor. Motion carried.

**Election of Officers:** Ron Millovitsch stated the vacant seats should be filled on the board before there is an election of officers. Discussion tabled until next meeting which will be after the Selectman's meeting next month.

**Old Business:** Review Text Amendments to Supplemental Regulations. Jim Larkin went over supplementary regulations. 8.3.1 removal of oil refining storage and adding road salt storage shed. Also, 8.4.1 removed text that deals with septic systems near water. Jim spoke with public health agency. PHA does not regulate by wetlands only by surface water. Current regulation for buildable area formula does not have to be contiguous. Jim recommendation is that it should be contiguous. Referenced regulation 6.3. Added to buildable area calculation definition, required yards and setbacks. (Excluded lands) Board discussed wording/definition details with Jim Larkin. Jim Larkin and the board members discussed setbacks and buildable square. Question and discussion took place about salt storage sheds and aquaphor systems, protection zones and how they are regulated in other towns and DEP. **(Several conversations going on during this time of the meeting.)** The board members would like to take the time to read over the changes and discuss further at next meeting in January. Arthur Nieminen made a motion to table proposed zoning regulation changes discussion until the January 2017 meeting. Ron Millovitsch seconded the motion. All in favor. Motion carried.

**Correspondence:** Letter Lloyd wrote to selectman, which they didn't act on. Carl has it on file. ECAR packets to all the Board Members for their reading.

Arthur Nieminen mad a motion to adjourn the meeting at 9:00PM. Ron Millovitsch seconded the motion. All in favor. Motion carried.

Carl Grenier, Chairman

Copy to ZEO, ZBA and EDC

