

Voluntown Planning and Zoning Commission
Wednesday, October 8, 2014
Public Hearing
7:00 P.M.

The Public Hearing was called to order at 7:00 P.M. for Application #14-04, Claudia Verdolino-166 Main Street/41 Church Street for Special Exception 5.2.11. Members present Tom Sweet, David Nieminen, Arthur Nieminen, Al Dawley, and Carl Grenier. Also present, Peter Zvingilas, Zoning Enforcement Officer.

The Chairman entered into the record the following: **Exhibit #1**-Application #14-04, **Exhibit #2**- Notice for the Public Hearing that was in the Norwich Bulletin, **Exhibit#3**-Site Development Plan.

John Faulise, Boundaries, LLC was representing Claudia Verdolino, John and Doris Wood, who were present. Dave McKay, Project Engineer, Boundaries, LLC was also present. Mr. Faulise stated this was a Special Exception for approval of a multi-use building containing a restaurant and replacing a multi-family dwelling. The plan set has been updated. Mr. Faulise submitted the following: **Exhibit#4**-A letter submitted to DOT. They no longer approve before the Town does. **Exhibit#5**-An application to Uncas Health District, for approval from the Department of Health in Hartford. **Exhibit#6**-Hydraulic Analysis Report for storm water, which was also submitted to DOT. **Exhibit#7**-Site Plan, consisting of five sheets. Mr. Faulise went over each sheet. Sheet #1 pertained to sanitation, which was an existing service staying in place with no modifications and located at 144 Main Street for the restaurant. Sheet #2 was site development; showing the proposed restaurant and apartments with access, parking—15 spaces on Main Street for the restaurant/6 spaces on Church Street for apartments, dumpster, propane, delivery area, storm water, and putting the driveway across from school—which needs DOT approval. Sheet #3 showed the easement that is required for the septic, subject for review by State Health Department. Also showed the grease traps, including a new one, and the pump chamber for the restaurant. The apartment will have a new septic and pump chamber located on the lot. Sheet #4 & #5 contained sanitary design notes and details on pavement, parking, retaining wall, etc. **Exhibit #8**-Generic architectural plans were submitted. Mr. Faulise stated prior to obtaining a building permit they will come back before the board with the actual architectural plans and building materials that will be use. Mr. Wood was not sure what would be used just yet, possibly brick and/or vinyl siding that looks like shingles. Jack Wesa, EDC member, spoke in favor of the project. It would be an improvement for the Village District. Peter Zvingilas questioned the loading facility area and if the adjacent property would be screened. Mr. Faulise stated there was a two foot wall. Suggestions were evergreens to screen or mounting a fence on top of the wall. Peter also questioned exterior lighting for the parking area and signage. Mr. Faulise stated lighting and signage would be on the building, which will be in the architectural review. With no further discussion the Chairman closed the Public Hearing at 7:25 P.M.

Voluntown Planning and Zoning Commission
Regular Meeting
Wednesday, October 8, 2014

The regular meeting of the Voluntown Planning and Zoning Commission was called to order by Al Dawley at 7:25 P.M. on Wednesday, October 8, 2014 at the Voluntown Town Hall, Voluntown, CT. Members present were Arthur Nieminen, David Nieminen, Carl Grenier, Tom Sweet and Al Dawley. Also present: Town Attorney, Ryan Jaziri and Peter Zvingilas, Zoning Enforcement Officer.

Approval of minutes: The minutes were read by the board members. Arthur Nieminen made a motion to accept the September 10, 2014 minutes as distributed. Carl Grenier seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated he had followed up on the wood chipping facility located at 116 Beach Pond Road. There was stone crushing going on, which was stopped. It has changed ownership. The five year window for the site plan has expired. There are a few things that need to be taken care of to complete the site plan. Pete questioned the Board if he should issue a cease and desist or give a time limit to finish. The board felt he could give the owner sixty days to comply. Peter also thinks they will pursue stone crushing, but will need to come back before the Board for that.

Visitors: None.

Old Business:

A. Claudia Verdolino-41 Church Street/166 Main Street-Site Plan/Special Exception.

The Public Hearing was just held. The Chairman asked if there was anything the Board had concerns about, just the architectural design along with signage and lighting. Mr. Faulise stated this will be brought back before the Board before a building permit is issued. Carl Grenier made a motion to accept the special application for Claudia Verdolino at 41 Church Street/166 Main Street with the provision that the applicant brings us in the architectural rendering of the building with lighting and signage. David Nieminen seconded it and all were in favor. So carried.

B. Raina Spaziani-164 Preston City Road-Site Plan.

John Faulise, Boundaries, LLC, was representing Raina Spaziani. Raina Spaziani and her partner, Cliff Davis, were present. The site plan was reviewed last month. Mr. Faulise submitted for the file a letter to DOT that showed paperwork had been submitted, a letter from Joseph Theroux stating there were no wetlands, and a letter dated 10/7/14 from Uncas Health stating it meets regulations. John Faulise went over the vendor spaces, parking area (112 spaces), vendor store, signage, fencing and signage for parking on Route 165. They have proposed no parking signs along Route 165 in shorter distances than required by DOT. This has been sent to Newington for the O.K. The gravel right of way driveway will have the split rail fence along it, with an opening for regress from field. The plan has the bathrooms marked, hours of operation and seasons. The Farmer's Market will run Saturday's 10:00 AM-2:00 PM, May 1st to October

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31st, and potentially the first Saturday in November. The stand will be open year round, Monday thru Saturday's, 10:00 A.M.-5:00 P.M. Field Auctions will be held ten (10) times a year on Sunday's 9:00 A.M.-3:00 P.M. This information is on the site plan in the General Notes along with what is allowed and not allowed at the Field Auction. The Board would like to have added to the plan "items come in and leave the same day". John Faulise stated the Farmer's Market is regulated by the Department of Agriculture and the Commission is giving approval on the site plan. Raina Spaziani plans on starting the Farmer's Market next spring. They will launch with fifty vendors or not at all. There is one correction the time will be 11:00 A.M.-3:00 P.M. Note: A Farmer's Market Reference Guide was submitted to the board by Jack Wesa, EDC Chairman, for the Board's reference. The potential is 78 vendors with activities for kids to partake in, demonstrations for adults, and entertainment. The center area will have picnic tables, washing stations and the entertainment. Since this will be run on Saturday, there will be no issue with the EDC continuing their Farmer's Market on Sunday. The Farmer's Market and Field Auction was discussed as to the agricultural and retail aspects, which both uses are allowed in the Village District. Public safety and the parking issues were discussed, which Mr. Faulise stated there is plenty of property to make more parking. If this needs to be modified they will come back before the Board. A.D.A. compliance requirements were discussed and Mr. Faulise stated they complied. Jack Wesa was concerned with traffic control, comparing the size of the proposed Farmer's Market to the one that the EDC runs. John Faulise stated this was not a Public Hearing and for the record he wanted to clarify that Mr. Wesa was speaking as an EDC member. There will be approval from the Fire Marshal and Health Department. There was a question as to what the Farm/Gift Stand would carry year round. Ms. Spaziani stated it would be an outlet for the vendor's wares. Washing stations, port a potties, and having a first aid stand was discussed. It was questioned if there would be livestock at the Field Auctions. Ms. Spaziani said there would not be. Also, the field will be cleaned up after the Field Auctions and Farmer's Markets. Atty. Jaziri discussed with the Board that it is up to their discretion to define this as agricultural, retail, or both. John Faulise pointed out that they are both permitted uses. The building will be 420 square feet and look like a red barn. Pete Zvingilas questioned the amount of bathrooms. Mr. Faulise stated Uncas Health was comfortable with three units as a starting point. If more are needed they will be added. Atty. Jaziri stated the restrictions and hours should be included in the approval. Mr. Faulise stated a mylar will be recorded with the changes. Carl Grenier made a motion to accept the application of Raina Spaziani--164 Preston City Road Site Plan under 5.1.4 with provision that there will be no vehicles, motorcycles, heavy equipment or livestock sold at the Auction. Farmer's Market hours will be Saturday 11-3; Store, Monday thru Saturday, 10-5, and Auction, Sunday's 9-3 with the provision nothing be left in the field after Auction or Market closes. Tom Sweet seconded it and all were in favor. So carried.

C. Zoning Regulation Changes/Amendment Discussion with NECCOG.

Jim Larkin from NECCOG was present to go over with the Board what changes/amendments they would like to make in the zoning regulations. The Board discussed Regulation **5.2.11** pertaining to waivers and the case law behind it. Mr. Larkin will look into this. The Board still would like to repeal the complete zoning regulation **8.3.1**-Oil refining and **8.4.1**-Subsurface sewage disposal systems. Add Regulation **5.1.15** in the Village District to read "The keeping of not more than six hens and no roosters. Mr. Larkin will draft the regulation with 3-4 options checking to see what is comparative to other Towns. Al Dawley, Chairman, brought up the two

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acre lot size in the rural district with the defined minimum 150x200 buildable square area. The Chairman felt the buildable area was too small of an area. This was discussed. Pete Zvingilas stated they had gone through this with SECCOG when they changed the regulations and should look at the minutes from then. Peter then read the regulation for buildable area and the board discussed wetlands and upland area associated with it. They discussed regulation 6.3 Minimum lot size. Peter suggested having Jim Larkin look at the buildable area issue and come back with some language for it. The Board would also like him to look at the definition section and go through the regulations to see if there is anything else that should be addressed. Mr. Larkin will have a draft for the Town Attorney and the Board to look at for the December 10th meeting.

New Business: None.

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 8:57 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC