

**Planning & Zoning Commission
Town of Voluntown
Regularly Scheduled Meeting & Public Hearing
September 13, 2017 7PM at Voluntown Town Hall**

The meeting was called to order at 7PM by Chairman Scott Davidson.

Members present: Scott Davidson, Carl Grenier, Arthur Nieminen, & Jim Hutchins

Alternates present: Patricia Wray, Ronald Millovitsch and David Nieminen

Also present: Michael Carey, Town Attorney and Jim Larkin, NECCOG

ZEO Pete Zvingilas was not present.

Chairman Davidson seated David Nieminen as full member for the meeting & public hearing.

Approval of Minutes: David Nieminen made a motion to accept the minutes from the July 26th Special Meeting. Carl Grenier seconded the motion. All were in favor. Motion carried.

Ronald Millovitsch made a motion to accept the minutes from the August 5th Special Meeting. Arthur Nieminen seconded the motion. All were in favor. Motion carried.

Additions to Agenda: None

Public Hearing: Application #072617 Planning & Zoning Text Amendment Changes

Jim Larkin, NECCOG presented and explained all the text amendment changes. Commission and Citizens received a copy of text amendment changes, which Jim Larkin reviewed in detail the following sections of the regulations proposed text amendment changes.

5.3 Minimum Lot Size and 5.3.1 Single family dwelling, 5.3.2 Two family dwelling, 5.3.3 Multiple Family dwelling, 5.3.4 Mixed Use Development and 5.3.4.5 All other uses.

Section 5.2 Special Exceptions-5.2.11 Mixed Use Development, 8.2 One Use Per Lot

Section 2: Definitions; 2.33 Mixed Use Development, 2.34 Eating and Drinking Establishment

Section 9: Special Exceptions

2nd text amendment change is 2.33 Fees. Jim Larkin discussed the fee changes in 3.3.4 and 3.3.9.

Chairman Davidson opened the hearing to the Commission to ask any questions. Art Nieminen had a question on 3.3.9. Jim Larkin answered his question and explained the fee and proposed

change in more detail. Discussed Public Hearing fees and section 3.2 which was suggested to remove “subdivisions” and “resubdivision”

. Commission discussed changing the fee from \$250.00-\$300.00 in section 3.3.9. Chairman discussed the cost with putting notice for public hearing in the paper which was close to \$400.00 and the Notice of Decision is \$80.00. A public hearing runs \$550.00 with just those costs. Jim Larkin stated most towns charge \$300.00. Jim Hutchins suggested that the fees should have an annual review to see if cost was being covered.

At 7:23PM the Hearing was open to Citizens Comments

John Faulise with Boundaries, LLC spoke on behalf of Alfred & Tammy Daigneault discussed section 2.33 mixed use development definition-Eating & Drinking Establishment should be clearly identified as a use in mixed use development. He thanked Commission for making text amendment changes.

Tammy Daigneault stated she was in favor of the text amendment changes and felt the changes were important for attracting new businesses and increasing the tax base.

Bob Sirpenski, Rockville Road endorsed Mr. Faulise statement that the text amendment changes are warranted.

Response from Applicant: Commission is fine with suggested changes Arthur Nieminen made a motion to closed the public hearing at 7:30PM. Carl Grenier seconded the motion. 5 seated members unanimously voted to close public hearing.

New Business: 8-24 review. Selectman selling property 17 Pequot Trail
Selectman Bob Sirpenski gave a brief summary of the history of 17 Pequot Trail. Taxes were owed from 2013. A tax sale was scheduled for 09/25/15. There were no bidders, so the town became the owner of the property. Law firm of Suisman and Shapiro contacted Selectman and had arranged a sale of the property to American Homeowner Preservation LLC. The Preservation company would pay attorney fees and back taxes. The property would then be sold and get back on the tax base. The property has no value to the town. The proposed deal cannot move forward until Planning & Zoning renders a decision/vote.

Chairman Davidson made a motion to approve and report to the Board of Selectman that the Planning & Zoning Commission is in favor of the proposal and to move forward with the sale. Carl seconded the motion. All in favor. Motion carried.

Application #080317 CCJ Green Recycling Site Plan Review. John Faulise, Boundaries LLC on behalf of CCJ Green Recycling. Zoning Officer did not get a chance to review the application and plan before he left on vacation. Application was selected to be tabled until the next meeting. If the Commission for some reason holds a special meeting before regular monthly meeting, Mr. Faulise asked if there was room on the agenda that this application be discussed with possible

action as long as ZEO has reviewed. Mr. Faulise gave a brief summary of site plan. Project originally approved in 2009 as recycling plant. Approval good until June or July of 2018. Mr. Faulise went over the changes that were made to the site plan from the original of 2009. He will have complete details and reports for the next meeting.

Arthur Nieminen Made a motion for Application #080317 be tabled until next available meeting. Carl Grenier seconded the motion. All in favor. Motion carried.

September 27th 7PM NECCOG training. Chairman Davidson asked the Commission if they would come at 6PM to discuss the application for consideration and possible action. There is a conflict with meeting room time. After further discussion, Chairman Davidson will be in contact with John Faulise with a meeting date.

Executive Session: Moved to very end of the meeting.

Discussion of Application #072617 Planning & Zoning text amendment changes and possible action. Carl Grenier made a motion to approve application #072617 Planning and Zoning text amendment changes as submitted as the changes are consistent with the plan of conservation and development. David Nieminen seconded the motion. All in favor. Motion carried.

Chairman Davidson made a motion to amend the 3rd page to remove “subdivision” in section 2.33 and add eating and drinking establishment in section 3.3.9 and change fee from \$250.00 to \$300.00. Also to change 3.3.4 to cross out resubdivision. Arthur Nieminen seconded the motion. All in favor. Motion carried.

Chairman Davidson opened for discussion. No discussion. Commission 5 seated members voted unanimously to approve and accept changes for Application #072617 Planning & Zoning Text Amendment Changes. Changes approved 15 days after publication in the paper.

Citizens Comments: Several citizens thanked the Commission.

Correspondence: Email from John Faulise. Need to discuss a deadline as to when an application needs to be in to get on the meeting agenda.

ZEO Report: Cease and Desist 491 Beach Pond Road

8:12PM Commission went into Executive Session. 8:42 Executive session complete and continued with regular meeting. Chairman Davidson made a motion to adjourn the meeting. Jim Hutchins seconded the motion. All in favor. Motion carried. Meeting adjourned at 8:43pm.

Respectfully Submitted,

Scott Davidson, Chairman