

Voluntown Planning and Zoning Commission
Wednesday, February 12, 2014

The regular meeting of the Voluntown Planning and Zoning Commission was called to order by Al Dawley at 7:00 P.M. on Wednesday, February 12, 2014 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 and Peter Zvingilas, Zoning Enforcement Officer.

Approval of minutes: The minutes were read by the board members. Tom Sweet made a motion to approve the September 11, 2013 minutes as printed. Arthur Nieminen seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated there had been a fire on Beachdale Avenue. They pulled a 6 month permit for a temporary trailer and are waiting for the insurance money to come in. The Laurel Drive issue is with the Town Attorneys.

Visitors: None.

Old Business: None.

New Business:

A. Election of Officers and meeting dates.

Al Dawley asked if the board was fine with staying with the second Wednesday at 7:00 P.M. The Board felt this was fine. Tom Sweet made a motion to keep the dates on the second Wednesday at 7:00 PM. Carl Grenier seconded it and all were in favor. The board discussed officer positions. Arthur Nieminen made a motion to nominate Al Dawley as Chairman. Carl Grenier seconded it. With no other nominations, all were in favor. Tom Sweet made a motion to nominate David Nieminen as Vice-Chairman. Carl Grenier seconded it. With no other nominations, all were in favor.

B. Chandra Benevento-Discussion-Property located at 80 Preston City Road.

Ms. Benevento was not present. The board asked Peter Zvingilas what she was thinking of doing. He stated she is looking to purchase the old "saloon" and convert the two apartments upstairs to one. Down the road she would like to build a restaurant downstairs. This would be a dual use. She wanted to get the Board's input. Pete stated she was aware of the liquor ordinance and the long range goal is to have agricultural food to the table in restaurant form.

C. Bill Kane-Discussion of zone change-Tamarack Lodge, 21 Ten Rod Road.

Mr. Kane is a commercial realtor representing United Health Services, a public health company.

P & Z Meeting of February 12, 2014 continued

They are considering the Tamarack Lodge property to house people on a temporary basis, approximately 30-45 days. Clinical counseling would be held off site. There would be approximately 170-250 individuals in the program. It is on a volunteer basis, to remove them from their existing environment. They would be shuttled to counseling during the day. The facility would be for housing with meals served. This type of facility is not covered in the zoning regulations. They will need to draw up a zoning regulation amendment and submit it to the board. The Board questioned Mr. Kane as to what would be done with the property. They are looking at taking down the cottages, removing the pool, putting up a building to house the people, and using the single house on the property for administration purposes. There are wetlands and an engineered septic system will be needed. They are working with D.E.E.P. and have also spoken with Al Gosselin, Uncas Health Department, and are waiting to see if the septic system needed would be feasible. United Health Services is for profit and would be a taxable entity. Once the zoning amendment is drawn up they will come back to Planning and Zoning with an application to be submitted. A Public Hearing will then be scheduled for the next month. If they can be ready, the next meeting is March 12th.

D. Discussion of Voluntown changing from SECCOG to NECCOG.

There was discussion on the change. Right now the Town uses NECCOG for animal control services and the Transfer Station is involved with NECCOG. Atty. Carey stated he had drawn up the ordinance for the Town. The clerk stated that a Special Town Meeting will be held on 2/19/14 to propose the adoption of the ordinance. The Board felt it would have been nice if the Board of Selectmen had informed them of this change. P&Z has always worked well with SECCOG, especially Rich Serra who has helped the Board with zoning changes and the Plan of Development. There were questions that they needed answered. They hadn't heard about it and it seemed like it was being rushed into. Atty. Carey stated the First Selectman had given this a lot of thought and the Town would be more aligned with NECCOG.

General Discussion:

Al Dawley brought up propane tanks. Our regulations state 1500 gallon maximum, there is a 30,000 gallon propane tank in town. Pete stated that propane tanks are regulated by the Fire Marshal and the State. The zoning regulation, which is 8.3.1, should be changed or removed. Atty. Carey will look into that. Pete stated he has a few other regulations that need to be looked at, especially the one pertaining to animals (8.6). The board might want to put something in concerning chickens. Pete had many complaints last year about chickens, mainly roosters, especially in the Village District. This is something for the board to think about.

Arthur Nieminen made a motion to adjourn the meeting. David Nieminen seconded it and all were in favor. The meeting was adjourned at 7:51 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC