

Voluntown Planning and Zoning Commission
Wednesday, March 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, March 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. Arthur Nieminen made a motion to approve the February 12, 2014 minutes as printed. Carl Grenier seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated very quiet. He has been looking through the regulations, to clean up a few things.

Visitors: None.

Old Business:

Atty. Carey stated he had drawn up the regulations that the Board had asked for. They will be looked at later in the meeting under discussion.

New Business:

A. Robert & Jeanne Coleman-811 Beach Pond Road-2 Lot Subdivision. App.# 14-01

Al Dawley, Chairman stated that the application and check was received. Also, a letter from Uncas Health Department was received. John Faulise, surveyor, was present representing the Coleman's. This is a two lot subdivision. They had been before Inland Wetlands and will be going back next month. There was an adjustment needed. The property was purchased in 2006, which it had a two family and one single family home on it. In March 2009 there was a free split, containing one building lot and the rest acreage. An old road "Ten Rod Road" was found. There was a triangle piece that was not contiguous with the rest of the property. It took several years, but in July 2013, the road bed was conveyed to Mr. Coleman. The property became contiguous with the road bed piece. Mr. Coleman conveyed the existing house to his son. The two lot subdivision consists of Lot A-1, a front lot with 4.38 acres and Lot A-2, a rear lot with 3.76 acres. The septic plan on Lot A-1 needs to be moved, to meet Inland Wetlands regulations. Lot A-2 has the driveway in and the clearing done, house not built yet. There was prior approval on this lot, which is noted on the plan. Mr. Faulise stated that there will be no further development of the property, since it has met the maximum development with the frontage area. There was a question as to the old "Noah's Ark Road". Mr. Faulise thinks it was laid out as an easement, but will look in the file and bring information pertaining to it for the next meeting. Peter Zvingilas, ZEO, questioned the variance that had been issued. It was for the two-family, which has since

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been torn down. 911 address numbers and Inland Wetlands approval was discussed. These will be needed next month. The existing house is 809 Beach Pond Road the remainder of the property was 811 Beach Pond Road. Carl Grenier made a motion to table the application for Robert & Jeanne Coleman, 811 Beach Pond Road-2 Lot Subdivision, until the April 9, 2014 meeting. David Nieminen seconded it and all were in favor.

B. 8-24 Review-Voluntown Recreation Commission-Basketball Court-Gate Street.
App.# 14-02

John Faulise presented a site plan of the basketball court to the Board. Marc Pelletier was present from the Recreation Commission. The court will be where the original one was, but one court. Mr. Faulise stated that drainage, fencing and access are considered improvements and falls under the 8-24 Review. The site plan was reviewed. Drainage and sheet flow was discussed. The area for bleachers was discussed along with the ADA compliance for two handicapped parking spaces. This project will go out to bid and there are four alternatives in the bid, depending on the bids that come in. Marc Pelletier stated the bleachers will be later. There will be conduit under the court for future lighting. Marc Pelletier stated that the Recreation Commission is trying to plan appropriately and have worked closely with Mr. Faulise on this site plan. Once the 8-24 Review is complete, the Board of Selectmen will sign off on it. The monies for the project are from a D.E.E.P. grant in the amount of \$50,000. Mr. Faulise stated D.E.E.P. has reviewed the bid package and given the O.K. for it to go out to bid. The Board was given a copy of the bid to look at. The completion date in the contract will be August 22nd. No bathrooms will be built; portable toilets will still be used. The fencing is one of the alternates in the bid. Mr. Faulise stated that demolition of the old court had been done by the Town's road crew. Carl Grenier made a motion that the Planning and Zoning Commission makes a favorable recommendation on the 8-24 Review for the Voluntown Recreation Commission's Basketball Court site plan located on Gate Street as presented. David Nieminen seconded it and all were in favor. The Board of Selectmen will be notified of this.

General Discussion:

Updating the zoning regulations was discussed. Atty. Carey handed out two regulations that he was requested to look into last meeting. Regulation 8.3.1, which pertained to propane tanks and 5.1 pertaining to chickens/roosters in the Village District. After some discussion, the Board felt that 8.3.1 should just be repealed and that 5.1 should not allow roosters in the village district. Peter Zvingilas brought up the following regulations to look at: 3.3.1-Outbuildings, which after some discussion was decided to leave as is. 5.1.4-Permitted uses, agricultural animals, which had a typo that needs to be corrected (of changed to or) and that the chickens (6 hens) and no roosters should possible be under this section. 8.4.1-Subsurface sewage disposal systems, which falls under the Health Code and Inland Wetlands. The Board felt this regulation could be removed. 8.6-Animals, Pete asked for input on this-change type or amount- it was decided to leave it the way it was. Section 11-Signs, sizes and being put on buildings were discussed. The Board feels it should still be brought before P&Z for review. Peter Zvingilas will look into language on non-residential signs. The Board needs to review the regulations for any other possible changes. Carl Grenier questioned junk cars. Peter Zvingilas stated an ordinance would need to be set up

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and be very stringent. The Board of Selectmen would need to look into this. There was some discussion on the rural and village districts.

Tom Sweet made a motion to adjourn the meeting. Arthur Nieminen seconded it and all were in favor. The meeting was adjourned at 8:04 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC