

Voluntown Planning and Zoning Commission
Wednesday, April 9, 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, April 9, 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 March 12, 2014 minutes as printed. Arthur Nieminen seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated it had been quiet. He had heard from the Real Estate Agent working on the Tamarack Lodge. They are doing septic testing and will be coming to the board next month.

Visitors: None.

Old Business:

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

John Faulise, surveyor, was present representing the Coleman's. This is a two lot subdivision. They went back before Inland Wetlands and were approved last week. The board received a copy of this approval. The Health Department approval is already in the file. The revision date on the map is 4/3/14. Monuments and lot corners are all set. Mr. Faulise stated the address numbers will be incorporated on the mylar prior to filing. Once the notice is in the paper there is a two week time period and it will be done by then. Carl Grenier made a motion to accept the Robert and Jeanne Coleman two lot subdivision, 811 Beach Pond Road, Application #14-01 on April 9, 2014 with address numbers to be put on the mylar. David Nieminen seconded it and all were in favor.

New Business:

A. Raina Spaziani—164 Preston City Road—Home Business/Farm Stand.

Raina Spaziani showed the board a map of the property she and her husband just purchased on Preston City Road, the old Erick property. She would like to put a pre-made building to be used as a farm stand/gift shop. There would be no water or power. Parking would be in the field next to the building, with a split rail fence to prevent people from driving in the field. She has been talking with Peter Zvingilas, ZEO, on set back and what they could do. DOT will need to be contacted. She has spoken with John Faulise, Boundaries LLC, because they had done the survey for the previous owners. Ultimately Ms. Spaziani would like to hold Saturday field auctions there and possibly the Farmer's Market there in the future. They would model it after the Coventry Farmer's Market. She showed the board what the building would look like. They

P&Z Meeting of April 9, 2014 continued

discussed access, signage, building size, seasonal or year round, a possible building for Keifer's Kettle Korn, and parking. Peter stated they would need to decide if they wanted to be a home business or, if long term, a commercial venture. The criteria changes from home business to commercial. Ms. Spaziani will have John Faulise work with them and bring something back to the board.

B. N.E.C.C.O.G.—Jim Larkin—Discussion of services.

Jim Larkin outlined the services available to Planning and Zoning through NECCOG. Mr. Larkin has been with NECCOG since 2008. He gave the board members a hand out describing the services, which range from regulation updates, Plan of Conservation and Development updates to training board members on process and procedure. There is, also available, FOI training with John Filchak. Syl Pauley, the Regional Engineer for NECCOG, gave the board a hand out describing his background and the various projects and services available through him. Such as plan review of roads, gravel operations and subdivisions. Mr. Pauley has been with NECCOG since 2007. This is the only COG with a full time engineer. Any of these services could be on an hourly basis or by project. That would be taken care of through John Filchak the Executive Director. Jim Larkin stated they also compile census information, demographics and can help with grants. The Board thanked them for attending the meeting and all the information received.

General Discussion:

Al Dawley had received a letter from D.O.T. stating that the intersection improvements for Church Street/Preston City Road had been reviewed and the proposal was accepted. He also handed out packets he had received in the mail for all the board members from Eastern Connecticut Realtors.

Arthur Nieminen made a motion to adjourn the meeting. Tom Sweet seconded it and all were in favor. The meeting was adjourned at 7:58 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC