

Voluntown Planning and Zoning Commission
Wednesday, July 10, 2013

The regular meeting of the Voluntown Planning and Zoning Commission was called to order by Al Dawley at 7:00 P.M. on Wednesday, May 8, 2013 at the Voluntown Town Hall, Voluntown, CT. Members present were Art Nieminen, Tom Sweet, Al Dawley, Chairman and alternate, Carl Grenier. All were voting members. 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 May 8, 2013 minutes as printed. Arthur Nieminen seconded it and all were in favor. None opposed.

Zoning Enforcement Officer Report:

Peter Zvingilas stated that the cell tower to be located on Rockville Road has been stagnant the last month. He will call them Friday to see where they stood. There is a cease and desist issued for 57 Laurel Drive that will be followed up with the Town Attorney, possibly going to court. David Andrews from Two Brothers needs site plan approval for a small deck and is planning on attending the meeting tonight.

Visitors: None.

Old Business: None.

New Business:

A. Savin Properties—John MacNeil—Shell Gas Station—Temporary shed--App. #13-04.

John MacNeil is the properties manager for Aldin Associates/Savin Properties. An application and \$100 check had been accepted. They are requesting a site plan change to put a small temporary shed on the property, adjacent to the drive thru. A map and pictures of the building were handed out to the board members. The shed will be 8x12, on a slab, with texture 1-11 for siding. It would be there approximately 1-3 years. The shed will contain remediation equipment. Noise level was discussed. Mr. MacNeil stated the output would be DB-58, while normal speech at three feet is DB-60. The architectural look, building structure, and location were discussed. The cleanup was initiated by the company, not required by the State, but D.E.E.P. has been notified that they are doing it. Arthur Nieminen made a motion to approve the site plan change for the shed to be located there up to three years. If not removed in that time period, John MacNeil will need to come back before the board. Tom Sweet seconded it and all were in favor.

B. Library Addition Discussion.

Katherine Rubin, Librarian, brought before the board questions on putting an addition on the library. She is going to submit a grant to the State and needed to know what she had to do, since the property is in two pieces. The grant is due by August 30th and she is trying to get everything together for it. She has met with an architect and surveyor. There is a building committee

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formed. Atty. Carey stated the Board of Selectmen would decide on combining the lots and expanding the library, they also needed to request the 8-24 review. Atty. Carey didn't think it would be wise to combine the lots, unless the grant was actually received. They discussed the grant figures and percentages, along with architectural fees. Atty. Carey suggested getting a site plan and have the Board of Selectmen come before Planning and Zoning for an 8-24 Review in August.

C. David Andrews, 17 Beach Pond Road—Site Plan Modification-#13-05.

Tom Sweet made a motion to add David Andrews to the agenda. Carl Grenier seconded it and all were in favor. Tom Sweet amended the previous motion to state that it will be a site plan modification for 17 Beach Pond Road. Arthur Nieminen seconded it and all were in favor. The application and \$100 fee was received. Mr. Andrews presented a plan showing a 12'x24' deck to be added to the Two Brother's building. The only access would be from the building and it will have a 42" railing. This will allow patrons to smoke outside and not be on the front porch. The board discussed alcoholic beverages going outside. Atty. Carey suggested "no alcoholic beverages outside" could be a stipulation in the motion. David Andrews would be willing to put signs up at the door going out. Arthur Nieminen made a motion to approve Mr. Andrews for the deck on the Beachdale Avenue side of the building according to the plans, with a "no alcoholic beverages to be brought out" sign to be posted. Tom Sweet seconded it and all were in favor.

General Discussion:

Al Dawley mentioned that letters of appreciation had been sent to Flo Harman and Jarl Pellinen for their years of service to the Board.

Art Nieminen made a motion to adjourn the meeting. Carl Grenier seconded it and all were in favor. The meeting was adjourned at 7:40 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC