

Voluntown Planning and Zoning Commission
Wednesday, August 14, 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 David Nieminen, Al Dawley, Chairman and alternate, Carl Grenier. All were voting members. Also present: Town Attorney, Mike Carey, Atty. Ryan Jaziri and Peter Zvingilas, Zoning Enforcement Officer.

Approval of minutes: The minutes were read by the board members. David Nieminen made a motion to approve the July 10, 2013 minutes as printed. Carl Grenier 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 started to progress. The cease and desist issued for 57 Laurel Drive is being followed up with the Town Attorney. There has been a complaint concerning junk cars on D.E.P. Trail, which had issues back in 1993. Pete is checking into this further.

Visitors: Norwich Bulletin reporter.

Old Business: None.

New Business:

A. Library Addition—8-24 Review—107 Main St.—App. #13-06.

First Selectman, Ronald Millovitsch, presented the board with a site plan of the proposed new addition of the Library to be located on the abutting lot. The lots need to be combined, but before this is done, they would like to see if the Library gets the grant money needed for the addition. Catherine Rubin, Librarian, was also present and stated they would know in November. The board discussed set back, roof line, location of the front of the building, elevation, handicap accessibility, lot size and the well. Catherine Rubin stated this was a preliminary drawing with a basic footprint and everything will meet zoning and building codes. David Nieminen made a motion to approve the Library Addition 8-24 Review subject to receiving the grant, coming back before the board with the lots combined at that time and approval of the final plans. Carl Grenier seconded it and all were in favor.

B. Gibson—775 Beach Pond Road---2 Lot Re-subdivision—App #13-07.

Eric Seitz submitted a 2 lot subdivision plan. He said it wasn't a re-subdivision. He showed the board a map that was on file in the Town that stated "the map was exempt from subdivision regulations" and had a five year expiration time. Mr. Seitz quoted State Statutes Section 8-18 and said that the map was a plan of land, not a subdivision. Town Attorney Carey suggested having a Public Hearing whether it was a re-subdivision or a subdivision. The board agreed that a Public Hearing should be held. The Chairman brought up the "old Ten Rod Road" which is

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along a section of the property line for the flag lot access and Beach Pond Road. The Chairman said that just recently another section of the "old Ten Rod Road" was an issue and that the road bed is actually owned by the Town. This was discussed. Mr. Seitz stated it was State property and had paperwork from the State. Atty. Carey stated that the information from the State needed to be brought before the Public Hearing. Peter Zvingilas, ZEO, gave the background on the accessory building and dwelling on the front lot. Peter also stated that there needs to be some research on what Planning and Zoning did concerning the older filed map. Building area and Inland Wetlands approval was discussed. The application and \$300 application fee was received. Carl Grenier made a motion that the Gibson subdivision, located at 775 Beach Pond Road-- Application #13-07 be continued to a Public Hearing on September 11, 2013. David Nieminen seconded it and all were in favor. Atty. Carey explained to the board that the expiration date on subdivisions involved infrastructures. If not completed in the five year time limit, a notice would be put on land records to stop the sale of any lots by the builder.

General Discussion: None.

Carl Grenier made a motion to adjourn the meeting. David Nieminen seconded it and all were in favor. The meeting was adjourned at 7:37 P.M.

Respectfully submitted
Cheryl A. Sadowski, Board Clerk

Approved:

Al Dawley, Chairman

Copy to ZEO, ZBA, & EDC