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**TOWN OF VOLUNTOWN
PLANNING & ZONING COMMISSION
MEETING AGENDA
VOLUNTOWN TOWN HALL
May 10, 2023
7 P.M.**

1. **Call to Order and Roll Call:** Acting chair, Steve Stephanski called meeting to order at 7:02 PM.
2. **Members Present:** Steve Stephanski, David Nieminen, Pat Wray, Joe Zonfrilli
Members Absent: Chairman Scott Davidson & Alternates Brian Muschiano, Juliet Hodge, Tom Sweet
Staff: Sue Choquette, Taylor Lussier, John Guskowski,
3. **Seating of Alternates:** None
4. **Approval of Minutes:** Motion to approve April 2023 Minutes made and seconded by D. Nieminen/P. Wray *MOTION PASSED Unanimously.*
5. **New Business:**
280 Shetucket Tpk., Daniel Cloud; Re-Subdivision
S. Stephanski spoke to not scheduling the public hearing until July when the owner has paid the fee. D. Nieminen made the motion to formally receive the re-subdivision application, seconded by P. Wray, *MOTION PASSED Unanimously.*
6. **Old Business:** Zoning Regulation Update Discussion
Discussion regarding changing the numbering. Planner John Guskowski proposed to reorganize Sections 8-11 of the Zoning Regulations.
J. Guskowski proposed a new change to the application process involving a public hearing. Applicant shall submit evidence of notice to property owners within 500 feet of the property at least 7 days in advance of the hearing & shall display a sign giving a notice of the hearing 10 days in advance. Discussion of minimum dimension for a sign.
Parking Requirement were proposed to be revised. Special exceptions where in the applicant would provide evidence for necessary parking accommodation.
The Commission discussed Hotels, Motels, Bed and Breakfast meeting parking & landscaping requirements.
The Commission decided to add noise attenuation to landscaping requirements.
The Commission discussed the proposed Special Event regulations and whether properties must be located on a primary access road to support projected traffic.

7. **Correspondence:** S. Stephanski read the follow-up to complaint from Trish Sullivan and Hank Ricciaradi regarding 479 Beach Pond Rd. The Commission reviewed the supporting evidence as submitted. Home Business without a permit issued by ZEO

8. **ZEO Report:** 479 Beach Pond Rd. Violation Update
S. Choquette spoke on behalf of the Zoning Officer stating a cease & desist was issued. The property owner responded disputing the existence of a home business and was referred to scheduling a meeting directly with the Zoning Officer.

9. **Planner Report:** Submitted sidewalk grant that would connect south side of Main Street from the Church St. intersection along to Beach Pond Road to Route 49. A pedestrian foot bridge will be added in addition to the sidewalk.

10. **Adjourn:** *Motion made and seconded by S. Stephanski/ J. Zonfrilli to adjourn, with no objection, meeting adjourned at 7:55pm*

Chairman/Authorized Signer

Date