

**Planning & Zoning Commission**  
**Approved Minutes**  
**June 1, 2016**

Chairman Graveline called the meeting to order at 7:03 p.m. The meeting was recorded.

**Members Present:** G. Graveline, A. Havican, K. Kemp and J. Crumb

**Alternates Present:** G. Ploski

**Absent:** D. Santoro, P. McKinney

**Others Present:** Tammy DeLoia, Land Use Inspector

**Approval of Minutes:**

**Motion** made by J. Crumb, seconded by K. Kemp to approve the minutes of May 18, 2016.  
**Unanimous.**

Chairman Graveline sat G. Ploski for D. Santoro.

**Correspondence:**

1. United States of America Federal Energy Regulatory Commission, 88 First St. NE, Washington, DC 20426 RE: Access Northeast Project (Algonquin Gas Transmission, LLC) dated May 10, 2016

2. Letter to P&L Ventures, LLC, Flooring America, 158A Waterbury Road, from Land Use Inspector, Tammy DeLoia, dated May 31, 2016 - RE: Commercial Garage Violation.

**Motion** made by A. Havican, seconded by J. Crumb to place correspondence on file.  
**Unanimous.**

**Public Participation:** Chairman Graveline asked the public for comments. No comments from the public were made.

**New Business:**

Land Use Inspector, T. DeLoia advised that in July of 2011, Kelly Cronin of 9 Spring Road was granted a Special Permit from the Planning & Zoning Commission to operate a petting zoo and farm stand. T. DeLoia stated that recently an article appeared in the Republican – American Newspaper stating that Kelly Cronin would be operating a summer camp (Kelly’s Kids).

T. DeLoia informed the Commission that she had contacted K. Cronin regarding the camp. K. Cronin provided a letter which stated that the summer program would allow 10-12 children per day to learn about farm animals and growing vegetables. The program would run from July 11 through August 11, 2016 and be opened from Monday thru Thursday 9 a.m. to 2 p.m. Chairman Graveline raised his concerns of parking and street crossings for the children to get to the farm. T. DeLoia stated that there is an area on the farm’s property that consists of a garage and has adequate parking for 6 to 8 vehicles. The children will be let off and picked up in this area with no necessary street crossing. During drop off and pick ups, the children will have supervision with either K. Cronin in attendance or one of her staff. After discussion, it was the consensus of the Commission that this program is in compliance with Mrs. Cronin’s Special Permit granted in 2011.

**Public Hearing:** None

**Old Business:**

**Discussion on Section 3.1 Uses by District:**

The Commission held general discussion including reviewing T. DeLoia's handout of a Working Draft dated 6/1/16 of Article 3, District Regulations, to show proposed changes to Section 3.1 Uses by District. After discussion, the Commission made additional changes: Funeral Home to a permitted use (Y) in the Business District and Restaurant (without Drive-thru) to a permitted use (Y) in the Business District. **Motion** made by G. Ploski, seconded by A. Havican to set a Public Hearing date of July 20, 2016 at 7:10 p.m. for the proposed revisions to Zoning Regulations Section 3.1 Uses by District. **Unanimous.**

G. Ploski questioned under Section 4.7 Agricultural Uses; a) Keeping, Breeding & Raising of Livestock, what the process was to allow cows to graze on 10 acres of property that included wetlands. T. DeLoia explained that an "As of Right" Inland Wetlands permit would need to be obtained first before the individual could come before the PZC to obtain the livestock permit.

**Land Use Inspector's Report:** None

**Public Participation:** None

**Adjournment:**

**Motion** made by A. Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous.**  
The meeting adjourned at 7:52 p.m.

*E. Gil Graveline*  
E. Gil Graveline  
Chairman