Planning & Zoning Commission
Approved Minutes
September 21, 2016

Chairman Gil Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican, D. Santoro and J. Crumb
Alternates Present: G. Ploski and Richard Blanc
Absent: K. Kemp
Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat G. Ploski for Ken Kemp.

Approval of Minutes:
Motion made by G. Ploski seconded by J. Crumb to accept the minutes of September 7, 2016 as submitted. **Unanimous.**

Correspondence: None

Public Participation:
George Sabo, representing Highland Greens Golf Course, appeared before the Commission to advise of his intent to make minor improvements to the 9 Hole-Golf Course including reshaping the bunkers and improving drainage without changing the watercourses. G. Sabo continued that he is trying to reduce costs of maintenance and is renovating the bunkers. He is planning to add approximately 100 to 200 cu. yds of material, making the bunkers bigger and deeper, removing the sand off the slopes and replacing with sod/seed to the bunkers. G. Sabo added that he plans to use some of the material to create 'T' boxes for children. Land Use Inspector Tammy DeLoia commented that both Asst. Director to Public Works, Gene McCarthy and Mayor Chatfield are pleased that improvements will be made to the drainage on Cook Road. G. Sabo continued that he has been in contact with engineering firm Milone and MacBroom for site plans and Architect John Martin as he is considering renovations to the clubhouse and buildings as the 50 year anniversary of Highland Greens is approaching as of next summer. G. Sabo stated that he has been in contact with Chesprocott for recommendations for a redesigned septic system to add 50 more seats to make seating for 100. D. Santoro requested that a site plan be presented and Commission members asked that G. Sabo come back with a plan for his structure renovations. After discussion, it was the consensus of the Commission to approve an in office application to be given by the Land Use Inspector for Earth Excavation, Deposition and Regrading Activities.

New Business: None

Public Hearing: None

Old Business:
b. **Discussion on Zoning Regulations**
The Commission held discussion and made no changes to **Section 11.6.1 Landscaping and Screening** and **Section 6.4.1 Drive-In Establishments.** After discussion, it was the consensus of the Commission on **Section 4.8 Commercial Garages, Gasoline Filling & Service Stations** to eliminate sections 4.8.1.3 and section 4.8.1.4 and to add to section 4.8.1.5 "a lot used for a **gasoline or diesel filling station**, commercial garage or automobile service or repair station

located within a public water supply watershed shall not be located within fifteen hundred (1,500) feet from any other lot used for a **'gasoline or diesel filling station'**, commercial garage or automobile service or repair station also located within the same public water supply watershed. **Motion** made by G. Ploski, seconded by J. Crumb to set a public hearing date of Wednesday, November 2, 2016 @ 7:10 p.m. **Unanimous.**

Land Use Inspector's Report:
T. DeLoia gave the Commission a handout from Consulting Engineer's, John Gable, regarding his findings on the recent Site Walk at 70 Salem Road. J. Gable was asked to leave the premise with only minimal calculations and pictures. The homeowner has been sent a Municipal Citation with a fine to date of $1,500.00. The homeowner has submitted a request for a hearing which will be held by a Hearing Officer, Gary Corcoran on October 13, 2016. Currently the fine is stopped, but the homeowner is expected to come before P&Z on October 5, 2016 with an Engineered Plan that should show what had been done, what he intends to do and his goal and visions.
T. DeLoia informed the Commission that on October 5, 2016 she will be attending a CAZEO meeting that will present a guest speaker, Melanie Bachman of the CT Siting Council.
M. Bachman will inform the members of the findings on the Mobilitie LLC Data monopoles.
Motion made by A. Havican, seconded by G. Ploski to place the Land Use Inspector's Report on file. **Unanimous.**

Public Participation: None

Adjournment:
Motion made by Al Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous**. The meeting was adjourned @ 7:55 p.m.

E. Gil Graveline
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Chairman

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