

Planning & Zoning Commission
Unapproved Minutes
December 19, 2018

Chairman Graveline called the meeting to order at 7:00 p.m.

Members Present: J. Crumb, S. Duffany, G. Graveline and A. Havican

Alternates Present: Mike Dreher, Bob Albert

Absent: G. Ploski and K. Kemp

Others Present: Land Use Inspector, Mary Barton

Chairman Graveline seated M. Dreher for K. Kemp.

Correspondence: None

Approval of Minutes:

Motion made by *B. Albert*, seconded by *S. Duffany* to approve the minutes of 12/5/18 as amended. **Unanimous.**

Public Participation: None

New Business:

Al Delelle, 26 Tress Rd, Application for a 2-Lot Re-subdivision: *Paul Buckley Reynolds*, Wallingford, CT, surveyor for Al Delelle appeared and presented an application for a 2-lot re-subdivision on 26 Tress Rd. *P. Reynolds* advised that a single-family dwelling will be built on the new lot to the northern side of the property; a review of the property was made by Soil Scientist, J. Sipperly as there are existing wetlands to the very rear of the property; test pits were placed. There is an easement for an existing 16" water main that stretches to the bottom of the hill, with no impingement onto the property. The single-family dwelling will be built 25' off the most northerly side of the existing potting shed and 75' off the street line. *P. Reynolds commented* that the plans are delayed due to a 'pilgrimage' of the draftsman. *M. Barton* advised that, she has been assured by P. Reynolds, the maps will be finished and given to the Commission at the time of the public hearing; comments from the public could be made at that time. *Chairman Graveline* asked for further comments from the Commission; hearing none, a motion was called for. **Motion** made by *J. Crumb* and seconded by *A. Havican* to accept the application of Al Delelle, 26 Tress Rd, Application for a 2-lot re-subdivision and to set a public hearing date of January 16, 2019 @ 7:10 p.m. **Unanimous.**

Public Hearings:

7:10 p.m. Text Amendment:

M. Barton gave the Commission a handout highlighting the amendments to the regulations. The driveway lengths were approved and endorsed by the Fire Chief; the subdivision regulations will be reviewed to incorporate these driveway lengths into their regulations. *Chairman Graveline* asked for comments. *M. Dreher* commented on the POCD's stance on stormwater management and impervious surface mapping. *M. Barton* commented that the 2004 Connecticut Stormwater Quality Manual as amended was followed. *Chairman Graveline* asked for further comments. *M. Barton* commented that further actions could be taken and noted level spreaders, swales and raingardens. *J. Crumb* commented on retention ponds. *Chairman Graveline* asked for further comments; hearing none: **Motion** made by *A. Havican*, seconded by *S. Duffany* to accept and adopt the Text Amendments (Schedule A) as presented and to set an effective date of 1/7/19. **Unanimous.**

Old Business:

a. Bond Hearing:

M. Barton advised that the Ridgewood Club Subdivision Bond will be up at the end of January 2019 and the Commission would need to review the bond. *M. Barton* explained that the road is paved and the monuments are in; B. Sweeney is working on the As-Builts; everything is moving along and all work is expected to be completed by January 2nd. *M. Barton stated* that B. Sweeney does not want to extend the bond and a Bond hearing would need to be called. *J. Crumb* questioned when the final coat of paving was administered; to which *M. Barton* replied, last week. *M. Barton* also stated that in addition to the As-Builts, the catch basins and detention pond

still need to be cleaned. *M. Barton* stated that the maintenance bond could be reduced and kept in place for one whole winter. *M. Barton* also advised that *B. Sweeney* will be constructing a 'Spec House' on one lot; the lot has a temporary fence in place as required by the Zoning regulations. *Chairman Graveline* asked for further comments. No other comments were made. **Motion** made by *S. Duffany*, seconded by *M. Dreher* to set a date of 1/2/19 for a hearing to discuss calling the bond for Ridgewood Club Subdivision. **Unanimous.**

b. Prospect Gun Club- Report of sub-committee:

M. Dreher read into the record the minutes of the PZC's subcommittee of the Prospect Gun Club dated 12/7/18 (Schedule B); those present: *B. Albert*, *M. Dreher* - (PZC); *J. Williams* and *D. Semeraro* - Prospect Gun Club; *B. Evans* and *S. Valente* – Neighborhood Representatives. Also present: *M. Barton*; *J. Crumb* and *G. Graveline* (PZC). A review of the new and previous hours was discussed including a revision of hours by the Gun Club to giving back on Tuesday through Friday one hour instead of till 7 p.m.; from 4 to 6 p.m. (Tuesday and Wednesdays with 22 caliber firearms only); Hours on Saturdays 9 a.m. to 6 p.m. giving back one hour. Members of the Gun Club stated that the only gain in winter were the 3 hours on Sunday from November to March. *M. Dreher* commented that the neighbors were still concerned. *Chairman Graveline* commented that the Mayor had advised that he will be contacting the neighbors and the Gun Club to discuss this further as the neighbors had concerns with Sunday hours. *Chairman Graveline* continued that many members of Tress Road were in the audience and though he respected their views, he felt it was a moot point to discuss further until Mayor Chatfield met with the neighbors and the Gun Club as concerns had been heard previously. A request was made to review the distance of 200 ft for a notice to neighbors for a Special Permit for a public hearing and change the distance to 500 ft as for a Zone Change. *M. Barton* advised that she will review this information.

Land Use Inspector's Report:

-10 Hemlock - Playscape moved but only partially – Older neighbor concerned. *M. Barton* to contact owner of playscape to move the remainder back out of neighbor's area.

-Rte 69 Auto Sales – Waiting on revised plan from *Bob Greene*; currently owner not in compliance of Zoning Regulations. Commission members stated to put in writing and proceed forward with enforcement as this is a continuing problem. *M. Barton* will follow-up.

Motion made by *A. Havican*, seconded by *M. Dreher* to place the Land Use Inspector's verbal report on file. **Unanimous.**

Public Participation:

Alice Magnarella, *Tress Rd* questioned if the January 2nd meeting will be held and at this time it will be.

Don Pomeroy, *10 Rolling Ridge*, a past Chairman of PZC, generally commented that a lawsuit was made in the Chesapeake Bay area by his son, being an Attorney in that area, against the Federal Government and Stormwater regulations; *D. Pomeroy* commented on those results. *D. Pomeroy* commented to *M. Barton* that not all that the Federal Government is proposing regarding Stormwater is correct.

Adjournment: **Motion** made by *A. Havican*, seconded by *S. Duffany* to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:56 p.m.

E. Gil Graveline

Chairman