

**Thomaston Planning and Zoning Commission  
Meeting Minutes June 3, 2009**

**Members Present:** Bill Guerrero, Chairman, Tom Scully, Ron Gundersen, Alternates Bill Gloade seated for Paul Biron and at 7:40 pm Wayne Kamens

**Others Present:** Mary Barton, Zoning Enforcement Officer; Jill and Rich Gravel, Mark and Julia Albert, Frank Smith, Monica Smail

**Public Hearing convened at 7:05 pm.**

**Members Seated:** B. Guerrero, T. Scully, R. Gundersen, R. Celone, B. Gloade seated for P. Biron

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**Agenda Item #1 - Special Permit Application #2009-04-22-03 for a site plan approval for antennas on existing Coreslab building**

Agent(s): None

M. Barton reported that a letter was received from Bob Locke withdrawing this application.

**A motion was made by B. Gloade and seconded T. Scully to close the Public Hearing for Application #2009-04-22-03. Motion unanimously passed. 4-0.**

**A motion was made by T. Scully and seconded by B. Gloade to accept B. Locke's letter to P. Santa Maria, dated June 2, 2009, withdrawing his application. Motion unanimously passed. 4-0**

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**Agenda Item #2 - Special Permit Application #2009-04-22-02 for a patio/deck for dining at 157 East Main St. in a G-C General Commercial Zoning District.**

Agent(s): None

M. Barton reported that the Commission can't make a decision on this application yet because they are still waiting for approval from Inland Wetlands and the Army Corp. of Engineers.

**A motion was made by T. Scully and seconded by B. Gloade to continue the Public Hearing for Crabby Al's at next month's meeting. Motion unanimously passed. 4-0.**

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**Agenda Item #3 - Application #2009-04-23-03 for an addition to an existing automotive repair facility at 301 McMahon Drive in a M-1 Light Industrial Zoning District.**

Agent(s): R. & J. Gravel

R. Gravel submitted a site plan for the Commission to review and a letter from Rich Tingle stating R. Gravel will need to go before WPCA if he decides to have a tenant in the building. M. Barton reported that everything has been addressed and supplied the Commission with a draft approval for review.

**Public Comment:** None

**A motion was made by T. Scully and seconded by B. Gloade to close the Public Hearing for Application #2009-04-23-03. Motion unanimously passed. 4-0.**

**A motion was made by T. Scully and seconded by B. Gloade to accept the draft motion written by M. Barton for Application #2009-04-23-03. (Attachment #1) Motion unanimously passed. 4-0.**

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**The Public Hearing closed at 7:16 pm.**

**The Regular Meeting convened at 7:17 pm.**

**Minutes:**

**A motion was made by T. Scully and seconded by B. Gloade to accept the minutes as presented. Motion unanimously passed. 4-0.**

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**A motion was made by T. Scully and seconded by B. Gloade to amend the agenda to hear New Business next. Motion unanimously passed. 4-0.**

**New Business:**

**Agenda Items #1 - Discussion with M. Albert of Albert Brothers regarding site plan approval conditions of 422-428 Railroad St.**

Agent(s): M. & J. Albert

The Commission reviewed the site plan approval and discussions ensued regarding concerns neighbors raised at the last meeting and issues regarding the abutting property behind M. Albert. M. Albert discussed the utility pole in the front of the building preventing trucks from loading and unloading on site and his hours of operation, noting he is only opened until 1:30 on Saturdays and only works on Sundays 2 or 3 times a year, which were the same hours posted by the previous owner of the site. M. Albert submitted a copy of a check he gave the owners behind him to purchase trees to replace the trees that were cut down.

M. Albert submitted 3 letters signed by his neighbors in support of his business for the Commission to review.

**Public Comment:**

M. Smail, 422 Railroad St., commented that if parking on the road was an issue, it would affect her because she lives right next door. She also said it hasn't been an issues for buses, who turns around in M. Albert's driveway.

F. Smith, 421 Railroad St., commented that he lives directly across the street and hasn't had any problems at all and that M. Albert has made a vast improvement to the site.

After review of the site and the items M. Albert has addressed, it was the Consensus of the Commission that no further action is required regarding this matter.

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**Agenda Item #2 - Special Permit #2009-05-18-01 for a home office at 348 Cedar Mountain Rd. for Basic Bullets, LLC in an RA-80A Residential District**

Agent(s): Ralph Celone via phone

M. Barton reported that this application is only for the business's office, not for manufacturing, shipping or storing of the product.

**A motion was made by T. Scully and seconded by B. Gloade to accept Application #2009-05-18-01. Motion unanimously passed. 5-0.**

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The Commission recessed at 7:59 pm.

The Commission reconvened at 8:15 pm.

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W. Kamens was seated for R. Celone at 8:29 pm

**New Business continued:**

**Agenda Item #3 - Election of Officers**

**A motion was made by T. Scully and seconded by B. Gloade to nominate R. Celone to replace P. Biron as Vice-Chairman. Motion unanimously passed. 5-0.**

**A motion was made by T. Scully and seconded by B. Gloade to nominate R. Gundersen for Secretary. R. Gundersen declined the nomination.**

**A motion was made by B. Gloade and seconded by R. Gundersen to nominate T. Scully for Secretary. Motion unanimously passed. 5-0.**

**Old Business:**

**Agenda Item #1 - Review of By-Laws**

M. Barton distributed the by-laws the Commission reviewed last month.

**A motion was made by W. Kamens and seconded by T. Scully to adopt the by-laws as presented. Motion unanimously passed. 5-0.**

**Staff Report:**

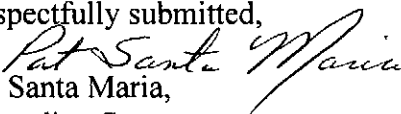
M. Barton reported and discussed the following:

1. She received the Sewer Service Area map from COG.
2. She spoke to a Housing Prosecutor regarding zoning complaints and was told by the Prosecutor that she can make arrests or send notices as long as they fall within the sections of Statue.
3. Proposing the fine ordinance again and the many complaints received in the office that could be addressed if the Town had the ordinance.
4. Complaints regarding J. Zappone's property and B. Royer's property.

**Adjournment:**

**A motion was made by T. Scully and seconded by R. Gundersen to adjourn at 9:15 pm. Motion unanimously passed. 5-0.**

Respectfully submitted,

  
Pat Santa Maria,  
Recording Secretary.

Whereas the Planning and Zoning Commission (the Commission) has received Application #2009-04-23-03 from Rich Gravel d/b/a JJ Rear LLC 310-333 McMahon Dr., Thomaston, CT for a Special Permit to construct an addition to an existing automotive repair facility located at 301-333 McMahon Drive, Thomaston, CT in a M-1 Light Manufacturing Zone and

Whereas the Commission has held meetings and public hearings on this application on May 6, 2009, June 3, 2009, and

Whereas the Commission has reviewed all the documents submitted by the applicant and town staff as follows:

- 1) Plan review memo from Mary Barton, Land Use Officer.
- 2) Correspondence via email from Richard Tingle, Superintendent, Town of Thomaston Water Pollution Control Authority, Dated June 1, 2009.
- 3) Planning and Zoning Commission minutes as follows:
  - a) May 6, 2009
  - b) June 3, 2009

It is therefore resolved that the Planning and Zoning Commission approve the Special Permit Application of Rich Gravel d/b/a JJ Rear LLC subject to the following modifications:

- 1) All Lighting located on the building or the ground are full cut-off fixtures.
- 2). The addition is approved for the use by the existing business located onsite known as Gravel's Automotive and not for any tenant space. If the approved addition will be used by a tenant then the applicant must appear in front of the Water Pollution Control Authority to obtain approval prior to submitting an application revise the approved special permit to the Planning and Zoning Commission. This condition is required because Richard Tingle, Superintendent of the Water Pollution Control authority has provided only for approval for the use of the proposed addition by the existing business use.