

**Thomaston Planning and Zoning Commission  
Meeting Minutes December 2, 2009**

**Members Present:** Bill Guerrero, Chairman, Ralph Celone, Tom Scully, Ron Gundersen, Bill Gloade  
Alternate Colette Norton

**Others Present:** Mary Barton, Zoning Enforcement Officer; Angus Jennings, Caroline Havy,  
Concord Square Planning & Development; Jesse Judson; Steve Giordano;  
Christine & Paul Yoos; Ed Mone, First Selectman

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

**Members Seated:** B. Guerrero, T. Scully, R. Gundersen, R. Celone, B. Gloade

B. Guerrero welcomed new alternate C. Norton to the Commission, who will be sworn in by the next meeting, and recognized perspective alternates J. Judson and S. Giordano.

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**Agenda Item #1 & 2 - Application to amend the text of the Zoning Regulations Article III  
Districts and Zones 3.10 General Zone and District Definitions Section  
3.10 (d) Downtown Development District and application to amend the  
Zoning Map, the Downtown Development District.**

B. Guerrero read a letter from Annemarie DeLuca, EDC Chairman, requesting these agenda items be tabled until January for the purpose of receiving Atty. Rybak's comments from his review of them.

**A motion was made by T. Scully and seconded B. Gloade to table agenda items 1 and 2 until January's meeting. Motion unanimously passed 5-0.**

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The Public Hearing closed at 7:08 pm.

The Regular Meeting convened at 7:09 pm.

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**Minutes:**

**A motion was made by R. Celone and seconded by T. Scully to accept the minutes as presented. Motion unanimously passed 5-0.**

**Old Business:**

**Agenda Item #1 – Presentation on Incentive Housing Zone Progress by Concord Square  
Planning and Development, Inc.**

Agent(s): A. Jennings, Caroline Havy

Discussion ensued regarding the site analysis of 3 locations in Thomaston. It was the consensus of the Commission to have A. Jennings contact the owner of Drawn Metal Tube about his location.

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The Commission recessed at 8:25 pm.

The Commission reconvened at 8:34 pm.

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**Old Business continued**

**Agenda Item #2 – Review of Zoning Map with parcels**

The Commission clarified the zoning of various locations for M. Barton.

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**Agenda Item #3 – Review of Sewer Service Area map**

M. Barton informed the Commission that she will be picking up the revised map Monday. It was the consensus of the Commission to hold a meeting on December 22, 2009 to review the map.

**New Business:**

**Agenda Item #1 – Review of approved site plan for self storage, McMahan Dr.**

M. Barton reported that Roost Power Sports purchased 401 McMahan Dr. and that someone was supposed to be present to discuss expanding their operation from S. Main St. to that facility. The Commission agreed that a site plan needs to be submitted for their review.

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**Agenda Item #2 – Review of 2010/2011 budget**

P. Santa Maria reported that E. Mone is requesting a 0 based budget from all departments and that she and M. Barton will be working on the budgets this month.

**Communications:**

M. Barton distributed information regarding a presentation by Don Poland on Economic Development to held on December 3rd, information on “Strategies for Funding Farmland and Open Space Preservation”, the November 2009 issue of Zoning Practice, and an article from the Hartford Courant titled “Battle Brewing Over Rocky Hill’s Plans to Seize Land Along river” for review.

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M. Barton distributed a referral from Watertown for proposed text amendments to their regulations.

**A motion was made by R. Celone and seconded by T. Scully to accept Watertown’s referral. Motion unanimously passed 5-0.**

**Staff Report:**

M. Barton reported and discussed the following:

1. The Commission’s By-Laws were adopted in June 2009 and will submit proposed revisions to them to the Commission for review at the next meeting.
2. An inquiry was received from the State inquiring if a license for reloading ammunition in a home on Strawberry Lane would be in compliance with the regulations. The Commission agreed that it would not be, because the owner doesn’t have a home occupation.
3. An inquiry was received from a home owner on Bristol St. to see if she could put an addition on her home in Thomaston that would be over the Plymouth line. Brief discussion ensued.

**Adjournment:**

**A motion was made by T. Scully and seconded by R. Celone to adjourn at 9:37 pm. Motion unanimously passed. 5-0.**

Respectfully submitted,

Pat Santa Maria,  
Recording Secretary.