

**Thomaston Planning and Zoning Commission
Meeting Minutes July 1, 2009**

Members Present: Bill Guerrero, Chairman; Bill Gloade; Tom Scully

Others Present: Mary Barton, Zoning Enforcement Officer; Rich Fortier, Jim Kelly;
Atty. Mark Malley; Paul & Christine Yoos

Public Hearing convened at 7:05 pm.

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

Agenda Item #1 - 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): R. Fortier, J. Kelly

M. Barton reported that IWWC has given their approval. The Commission asked R. Fortier what the hours of operation would be and also told him that if additional lighting is needed, he would have to get approval from M. Barton. R. Fortier said the hours would remain the same and additional lighting will not be required.

Public Comment: None

A motion was made by T. Scully and seconded by B. Gloade to close the Public Hearing. Motion unanimously passed. 3-0.

A motion was made by T. Scully and seconded by B. Gloade to approve Application #2009-04-22-01 with the conditions of no entertainment on the deck and that the deck is only used for serving meals and drinks, and for smoking. Motion unanimously passed 3-0.

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): None

M. Barton reported that the application complies with all the requirements.

The Commission reviewed the zoning regulations regarding ammunition.

A motion was made by T. Scully and seconded by B. Gloade to continue the Public Hearing at next month's meeting. Motion unanimously passed. 3-0.

The Public Hearing closed at 7:13 pm.

The Regular Meeting convened at 7:14 pm.

Minutes:

A motion was made by T. Scully and seconded by B. Gloade to approved the minutes as presented. Motion unanimously passed. 3-0.

Old Business:

Agenda Item # 2 - Release of bond for 140 Watertown Rd., Thomaston Feed and Grain

Agent(s): Atty. Malley

M. Barton reported that everything has been done as part of the bond requirements. She said the site plan shows the dumpsters being located off the property, which are probably moved each time they are emptied. Atty. Malley said he will have the hauler move them back onto the property. M. Barton also discussed operational issues and said she will discuss them with the owner and tenant.

The Commission discussed what the bond covers.

A motion was made by T. Scully and seconded by B. Gloade to release the \$25,000.00 bond for Thomaston Feed and Grain. Motion unanimously passed. 3-0.

M. Barton informed the Commission that Joe Zappone received a 2 year approval from ZBA for earth excavation machinery and that he asked her to find out if the Commission could schedule the public hearing for his application that has already been submitted.

A motion was made by T. Scully and seconded by B. Gloade to set the Public Hearing for J. Zappone for the August 5, 2009 meeting. Motion unanimously passed. 3-0.

New Business: None

Communications and Bills: None

Staff Report:

M. Barton distributed her staff report (see attachment #1).

M. Barton asked the Commission if they would allow an owner to live in a trailer on site while his house is being renovated and they told her no.

M. Barton asked the Commission if the 40' requirement for a right-of-away for an interior lot could be smaller in footage and the Commission told her no.

M. Barton asked the Commission if they allowed off premise signs, such as banners, and the Commission told her no.

The Commission discussed the pile of steel located at 32 Watertown Rd. M. Barton will speak to Bruce Royer about it.

Adjournment:

A motion was made by T. Scully and seconded by B. Gloade to adjourn at 9:00 pm. Motion unanimously passed. 3-0.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary.