

**Thomaston Planning and Zoning Commission  
Special Meeting Minutes  
February 4, 2010**

**Members Present:** William Guerrero, Chairman, Bill Gloade, Ralph Celone, Alternates  
Colette Norton, Jesse Judson, Steve Giordano

**Others Present:** Mary Barton, Zoning Enforcement Officer; Mike Burr, Thomaston Track  
Committee; Caroline & Henry Osowiecki; Anthony Durso; Paul Yoos;  
Mike LeClerc; Brian Lewis; Ally Shea, Republican American Newspaper; Robby  
Piazzaroli, Watertown Town Times Newspaper

**Members Seated:** R. Celone, B. Gloade, B. Guerrero, C. Norton for R. Gundersen, S. Giordano  
for T. Scully

**Meeting convened at 7:05 pm.**

**Old Business:**

**Agenda Item #1 – Presentation on Incentive Housing Zone progress**

M. Barton reported that Angus Jennings is no longer with Concord Square and was replaced by Karen Cullen, who will not be at tonight's meeting. K. Cullen told her that OPM is advising communities to move forward by looking at the regulations, but they are not sure if there will be funding available and if Commissions are not sure they want incentive housing, they shouldn't adopt the regulations.

The Commission will discuss this at next month's meeting.

---

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

M. Barton reported she has been working on the zoning map and is going through minutes to see when zones were changed. She should have it for the Commission to review at next month's meeting.

---

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

M. Barton reported she received a copy of all the parcels from the Assessor and WPCA's rate book. P. Santa Maria is going through and marking all parcels that are connected to sewers and when she is finished, it will go to Glenda at COG who will tie the map with the zoning district of each parcel.

---

**Agenda Item #4 – By-law Review**

M. Barton distributed the by-laws and explained the changes she made to them. The Commission will review them and forward any changes they have to M. Barton for next month's meeting.

---

The election of officers will take place at next month's meeting when there is a full Commission.

---

**A motion was made R. Celone and seconded by B. Gloade to amend the agenda to hear agenda item #2 under New Business next on the agenda. Motion unanimously passed.**

**New Business:**

**Agenda Item #1 – Application #2010-10-06-01 for an Auto Repair Shop at 33 River St.**

Agent(s): None

M. Barton reported that no one is present for this application because this Commission can't act on it until they get approval from ZBA.

---

**Agenda Item #2 – Thomaston track discussion.**

Agent(s): M. Burr, H. Osowiecki

M. Burr explained that the project is in its early stages and Paul Broomhead's proposal 10 years ago. He discussed 2 sites that the Committee is looking at.

The Commission agreed that if the track is to be located at Nystroms, only an application to amend the existing site plan would be required.

---

**Agenda Item #4 – Review of Osowiecki excavation permit on Rt. 254**

Agent(s): H. & C. Osowiecki

M. Barton explained that in 1989 the permit was renewed annually, in 2004 it was changed to a 5 year renewal, and expired in 2009 by an over site. H. Osowiecki explained that he does not excavate on the site and is only using it for storage of excess material and sometimes screening.

H. Osowiecki questioned if an excavation permit is required since he is only using it for storing material. The Commission told him it is required. B. Guerrero explained the permit process to him.

**A motion was made by R. Celone and seconded by B. Gloade to accept the application and schedule the Public Hearing for a special hearing for Osowiecki's property on Rt. 254 at our March meeting. Motion unanimously passed.**

---

The Recorder stopped at 8:29 pm.

---

**Agenda Item #5 – RPC reappointments**

M. Barton explained that 2 representatives from each town sit on the Regional Planning Agency Commission and that Bob Flanagan is interested in another on the Commission. B. Guerrero expressed his interest in another term as well.

**A motion was made by B. Celone and seconded by B. Gloade to reappoint B. Flanagan and B. Guerrero as Thomaston's reps to the RPC for a 2 year period. Motion unanimously passed.**

---

**Agenda Item #3 – Preliminary discussion of chickens and goats on less than 5 acres.**

M. Barton explained to the Commission that she received a letter from a resident on Fenn Rd. who has less than 5 acres, but would like to have chickens and a goat. She also told them she has received several calls from residents who would also like to have chickens on less than 5 acres.

M. Barton will contact Torrington Area Health to see if they have information on health issues from chickens for the next meeting.

**Communications:**

M. Barton distributed a copy of a letter received from COG regarding action taken on the proposed Waterbury Transportation Center.

---

**Agenda Item #2 – Information on beekeeping**

M. Barton explained that she received a call asking if there were any regulations for beekeeping and distributed information on it for the Commission to review. The Commission will discuss this at the next meeting.

---

M. Barton distributed the COG 2008/2009 Annual Report to the Commission.

---

**Minutes:**

**A motion was made by R. Celone and seconded by S. Giordano to approve the minutes as written. Motion unanimously passed 5-0.**

**Staff Report:** None

**Adjournment:**

**A motion was made by R. Celone and seconded by J. Judson to adjourn at 8:50 pm. Motion unanimously passed 5-0.**

Respectfully submitted,

Pat Santa Maria,  
Recording Secretary.