

**Thomaston Planning and Zoning Commission
Meeting Minutes January 4, 2012**

Members Present: Bill Guerrero, Ron Gundersen, Ralph Celone, Bill Gloade, Alternates Jesse Judson & Brian Davis

Others Present: Jeremy Leifert, Zoning Enforcement, Kerry Barbaret

Member Seated: B. Guerrero, R. Celone, R. Gundersen, J. Judson, B. Gloade

The Public Hearing convened at 7:00 pm.

Agenda Item #1 - Application #2011-12-12-02 for a general automobile repair facility in an existing building at 838 North Main St. in an M1 Light Manufacturing Zone

Agent(s): K. Barbaret

The Commission reviewed the site plan.

Public Comment: None

A motion was made by R. Celone and seconded by B. Gloade to close the public hearing. Motion unanimously passed.

A motion was made by R. Celone and seconded by R. Gundersen to approve site plan application #2011-12-12-02 for an automobile repair facility at 838 N. Main St. Motion unanimously passed.

Agenda Item #2 - Proposed Text Amendment to the Town of Thomaston Subdivision Regulations, Article 5.4 - Rights-of-Way to Interior Lots

J. Leifert distributed the current and proposed regulations for right-of-ways to interior lots for review.

Public Comment: None

A motion was made by R. Celone and seconded by R. Gundersen to close the Public Hearing. Motion unanimously passed.

A motion was made by R. Celone and seconded by B. Gloade to accept the proposed regulation as amended at this meeting. Motion unanimously passed.

Regular Meeting convened at 7:25 pm.

MINUTES:

A motion was made by R. Celone and seconded by R. Gundersen to accept the minutes from our December 7, 2011 meeting as presented. Motion unanimously passed.

OLD BUSINESS:

Agenda Item #1 - Draft Memo of 2014 Plan of Conservation and Development

The Commission reviewed a new Sewer Service map presented by R. Tingle, the Growth and Non-Growth area maps, and a memo to the First Selectman regarding open discussions for the changes and updates to the Plan of Conservation and Development.

It was the consensus of the Commission to send the memo to the First Selectman.

NEW BUSINESS:

Agenda Item #1 - Appointment to Commission Vacancy

A motion was made by B. Gloade and seconded by R. Celone to designate J. Judson as the new regular member. Motion unanimously passed.

Agenda Item #2 - Election of Officers

Chairman:

B. Guerrero was nominated for Chairman by B. Gloade and seconded by R. Gundersen.

No other nominations were made.

Vice-Chairman:

R. Celone was nominated for Vice-Chairman by B. Gloade and seconded by R. Gundersen.

No other nominations were made.

Secretary:

J. Judson was nominated for Secretary by B. Gloade and seconded by R. Gundersen.

No other nominations were made.

Agenda Item #3 - Fee Change Discussion

J. Leifert proposed incorporating a flat fee for legal publications and mailings into the application fees.

It was the consensus of the Commission to have J. Leifert send a letter to the Board of Selectmen on their behalf and to also review and adjust other zoning fees as necessary.

COMMUNICATIONS:

J. Leifert distributed the CT Federation of Planning & Zoning newsletter and discussed an article in it regarding Public Act 11-250.

STAFF REPORT:

J. Leifert discussed a shed on Center St. located too close to the property line.

ADJOURNMENT:

A motion was made by R. Celone and seconded by B. Gloade to adjourn at 9:10 pm. Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary