

**Thomaston Planning and Zoning Commission
Meeting Minutes – January 6, 2016**

Members Present: Ralph Celone, Marie Galbraith, Tom Mueller, Bill Gloade, Jesse Judson, Ron Gundersen, Bill Guerrero

Others Present: Jeremy Leifert, Atty. Richard Gilland

The Public Hearing convened at 7:01 pm.

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

Election of Officers:

Chairman:

A nomination for R. Celone as Chairman was made by J. Judson and seconded by B. Guerrero.

No other nominations were made and R. Celone was unanimously voted as Chairman.

Vice-Chairman:

A nomination for J. Judson as Vice-Chairman was made by B. Guerrero and seconded by R. Gundersen.

No other nominations were made and J. Judson was unanimously voted as Vice-Chairman

Secretary:

A nomination for B. Gloade as Secretary was made by B. Guerrero and seconded by J. Judson.

No other nominations were made and B. Gloade was unanimously voted as Secretary.

Approval of Minutes:

A motion was made by J. Judson and seconded by B. Guerrero to accept the minutes as presented. Motion unanimously passed.

Old Business:

Agenda Item #1 Discussion of lot division issues at 226 Branch Rd.

Atty. Gilland recapped his discussion with the Commission from last month's meeting, explained that he had hoped to have the correcting deeds for tonight, but has not heard back from probate yet, and asked the Commission to continue the discussion at the February meeting.

A motion was made by B. Guerrero and seconded by J. Judson to continue the discussion to February's meeting. Motion unanimously passed.

New Business:

Agenda Item #1 - Site plan application #2015-12-21-01 of Litchfield County Industrial Space LLC for modification of parking layout at 242 Elm St., 27 & 31 River St.

Agent(s): None

J. Leifert explained that the modification is for existing elongate parking spaces that were not on the original approval and that D. Maslak's engineer has not completed the plans yet, but should have them for next month.

A motion was made by B. Guerrero and seconded by R. Gundersen to accept the site plan application. Motion unanimously passed.

Agenda Item #2 - Distribution of draft regulation amendments:

- a. Proposed Farming Regulations**
- b. Proposed Palliative Marijuana Regulations**
- c. Doctrine of Merger, Proposed Regulations**
- d. Proposed Lighting Regulations**

J. Leifert told the Commission that he will email the draft regulations to them for review so they can make a list of any issues before next month's Public Hearing.

Agenda Item #3 – Discussion of “Public Building” definition

The Commission reviewed the definition of a public building that is in the liquor regulations and compared it to the definition in the adult regulations.

It was the consensus of the Commission to change the first line to read a “building typically open to the general public for routine public business and assembly and owned or leased by town, state or federal government”.

Agenda Item #4 – BAR Grants discussion

J. Leifert distributed information for the BAR Grant, explained that it is for brownfields, which M. Dieziel's property on East Main St. could possibly qualify for it, and that the grant could be combined with streetscape improvements for East Main St.

J. Leifert also discussed forming a steering committee to work on the grant with someone from P&Z and EDC, M. Dieziel, and perhaps someone from the Railroad Museum to sit on the committee.

Communications:

J. Leifert distributed and discussed the following;

- 1. CT Planning Fall 2015 issue**
- 2. Planning Magazine December 2015 issue**
- 3. Eversource notification of transmission line upgrades** – the Commission reviewed the properties where the new lines will be located.
- 4. NVCOG referral for Town of Plymouth for moratorium on firearms clubs/ranges**
- 5. NVCOG referral for Town of Watertown for zoning text amendments for agritourism and outdoor recreation**
- 6. NVCOG referral for Town of Watertown for zoning text amendments for dwelling units above businesses.**

Reports:

Agenda Item #1 - ZEO Enforcement Report;

- a. **31 River Street – Truck Parking Facility Use Violation** – application accepted earlier in the meeting.
- b. **189 Pine Hill Rd. – Illegal detached apartment** – complaint received regarding the apt. that has been there for a long time, that a letter was sent notifying the owner that it is illegal, and that he is just waiting to hear back from him.
- c. **175 Litchfield St. – Unpermitted Structure** – was supposed to go before ZBA, but hasn't submitted an application yet, will send a reminder to do so.
- d. **19 Waterbury Road – Illegal Apartment Use** – thinks the apt. has been vacated and will follow up on it.
- e. **380 Fenn Road – Illegal new driveway installation** – has been resolved, but will re-inspect to make sure.
- f. **325 Cedar Mountain – Grading Violation** – another letter was sent reminding the owner that he needs to submit a grading plan.
- g. **31 River Street – Truck Parking Facility Use Violation** – application accepted earlier in the meeting.
- h. **218 Lynnrich Drive – Unpermitted Home Occupation, Cease and Desist** – moving to East Main St. – will follow up.
- i. **126 Cables Lane – Unpermitted structure violation** – owner is before IWWC again and has combined all 3 of the properties.
- j. **381 Cedar Mountain Rd. - Outdoor Accumulation, unpermitted structures violation** - this has been sent to Atty. Bryne who is recommending another letter be sent and new pictures be taken, and if there is no progress within 15 days, he will take action.
- k. **315 Michelle Lane – In-law Apartment Use Violation** – no update.

B. Guerrero discussed the Commission possibility allowing home occupations to be located in accessory structures. It was the consensus of the Commission to discuss it in the near future.

Adjournment:

A motion was made by B. Guerrero and seconded by J. Judson to adjourn at 8:00 pm. Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary