

Thomaston Planning and Zoning Commission
Meeting Minutes August 3, 2016

Members Present & Seated: Ralph Celone, Chairman, Bill Gloade, Ron Gundersen,
Tom Mueller

Others Present: Jeremy Leifert, Scott Logan

The Public Hearing convened at 7:00 pm.

Agenda Item #1 – Special Permit Application #2016-06-28-01 for a restaurant liquor permit at 209 Watertown Rd.

Agent(s): None

Public Comment:

T. Durso asked if a liquor license is allowed in that area.

R. Celone replied yes and J. Leifert added that just a restaurant liquor permit is allowed.

A motion was made by T. Mueller and seconded by B. Gloade to close the Public Hearing. Motion unanimously passed.

A motion was made by T. Mueller and seconded by B. Gloade to approve permit application #2016-06-28-01. Motion unanimously passed.

Minutes:

A motion was made by T. Mueller and seconded by B. Gloade to approve the minutes of July 6, 2016 as submitted. Motion passed 3-0-1 abstention by R. Celone.

Old Business:

Agenda Item #1 – Site Plan Modification Application #2016-06-06-01 to a previously approved site plan to add display spaces for motor vehicle sales and directional signage at 330 South Main St.

Agent(s): None

Staff informed the Commission that S. Logan said he would be present tonight.

A motion was made by B. Gloade and seconded by T. Mueller to move this item to the last order of business before adjournment. Motion unanimously passed.

Agenda Item #2 – Deliberation/discussion on Special Permit Application #2016-06-28-01 for a restaurant liquor permit at 209 Watertown Rd.

The Commission approved the application during the Public Hearing.

Agenda Item #3 – Draft fee schedule amendments distribution for review

J. Leifert distributed the draft fee schedule and explained the changes he made to it. Discussion ensued.

New Business:

Agenda Item #1 – Discussion of progress and bonding for Whispering Pines development, 500 South Main St.

J. Leifert distributed a copy of the letter of credit for Whispering Pines, dated June 27, 2016, and explained that the permit for the development lapsed December 2015 and that he was told by Thomaston Savings Bank that the developer ended the letter of credit in 2013.

J. Leifert also explained that we have not received plans for any additional development, that there is still equipment on the site, and that the site needs to be stabilized.

It was the consensus of the Commission to send a certified letter to Atty. Seabourne and a copy to G. Touponse requesting a written response before September 7, 2016.

Agenda Item #2 – Discussion of previously approved P&Z fine ordinance language and status

R. Gundersen explained that he feels the fine ordinance should be discussed again because of the amount of violations on the agenda every month.

Discussion ensued regarding the various violations, attorney fees, and the Board of Selectmen not wanting to move forward with fine ordinance P&Z approved last year.

It was the consensus of the Commission to find out if E. Mone can attend next month's meeting to discuss the ordinance before scheduling a public hearing.

A motion was made by B. Gloade and seconded by T. Mueller to amend the agenda to consider an application for 393 D Welton Way. Motion unanimously passed.

J. Leifert explained that the application is for an in-law apartment for the owner's daughter and that the Commission just needs to accept the application and set the public hearing for next month.

A motion was made by B. Gloade and seconded by R. Gundersen to accept the application and set the public hearing for next month. Motion unanimously passed.

Communications:

J. Leifert distributed and discussed the following to the Commission;

1. CT Federation of Planning and Zoning Agencies Quarterly Newsletter – Summer 2016
2. Planning Magazine – July 2016

Reports of Officers, Staff, and Committee:

1. ZEO Enforcement Report:

- a) 381 Cedar Mountain Rd. - Outdoor accumulation, unpermitted structures violation – informed the Town Attorney that this is going to be turned over to him.
- b) 126 Cables La. – Unpermitted structure violation – needs to speak to the building official about this.
- c) 218 Lynnrich Dr. – Unpermitted home occupation, Cease and Desist – received reports that business is still being conducted there. Notification will be sent notifying them that it will be turned over to the Town Attorney.

- d) **325 Cedar Mountain Rd.– Grading violation** – wasn't discussed
- e) **175 Litchfield St. – Unpermitted structure** – needs to go before wetlands.
- f) **189 Pine Hill Road – Illegal detached apartment** – follow up letter was sent to owner.
- g) **Laurel Dr./Meadow Brook Dr. – storm water issues** – spoke with the BOS about this.
- h) **55 West Hillside Ave. – Outdoor accumulations, unregistered vehicles** – owner stopped in office and said he will be clearing the property up.
- i) **252 Branch Rd. – Illegal home occupation, structures, grading** – certified letter sent and was signed for, waiting for a response.
- j) **403 Fenn Rd. – Illegal Home Occupation** – wasn't discussed.
- k) **435 South Main St.** – not discussed.

Old Business Continued:

Agenda Item #1 – Site Plan Modification Application #2016-06-06-01 to a previously approved site plan to add display spaces for motor vehicle sales and directional signage at 330 South Main St.

Agent(s): S. Logan

S. Logan presented a site plan for the Commission to review and showed where the directional signs and the car display area will be located.

J. Leifert told S. Logan that the signs can't cause any visual issues and that they will need to be approved from DOT because it is a State road.

R. Celone explained to S. Logan that wherever he decides to put the signs, he will need to be submit a new site plan showing their locations and if the new site plan is not ready for next month's meeting, he will have to request an extension.

Adjournment:

A motion was made by T. Mueller and seconded by R. Gundersen to adjourn at 8:08 pm. Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary