

**Thomaston Planning and Zoning Commission  
Meeting Minutes July 6, 2016**

**Members Present & Seated:** Bill Gloade, Acting Chairman, Ron Gundersen, Marie Galbraith, Tom Mueller

**Others Present:** Jeremy Leifert, Yajai Chumchey, Jia Dam, Matt Deziel

The meeting convened at 7:03 pm.

**Minutes:**

**A motion was made by R. Gundersen and seconded by M. Galbraith to approve the minutes of June 1, 2016. Motion passed 3-0-1 abstention by M. Galbraith.**

**Old Business:**

**Agenda Item #1 – Discussion on Town Commercial Plan**

J. Leifert distributed a Main St. Investment Fund Program Fact Sheet to the Commission for review and explained that the program provides grants from the State to promote and plan a Town Commercial Center Plan.

J. Leifert also explained that a seven person board will need to be formed, consisting of members from P&Z, EDC, and business owners in Town, to create the plan.

It was the consensus of the Commission to discuss who will serve on the Board next month when the full Commission is present.

**New 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

J. Leifert explained to the Commission that a reminder of the meeting was sent to S. Logan, but did not know why he wasn't present.

**A motion was made by M. Galbraith and seconded by R. Gundersen to accept the application. Motion unanimously passed.**

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

Agent(s): Y. Chumchey, J. Dam

J. Leifert informed the Commission that the application needs to be accepted and a public hearing scheduled.

**A motion was made by M. Galbraith and seconded by R. Gundersen to accept the application. Motion unanimously passed.**

Y. Chumchey and J. Dam explained that a liquor permit would bring them more business and that they would only be selling beer and wine from their country.

**A motion was made by R. Gundersen and seconded by M. Galbraith to set the Public Hearing for August 3, 2016. Motion unanimously passed.**

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**Agenda Item #3 – Site Plan Application #2016-06-30-01 for equipment storage and parking layout for a paving contractor’s business at 235 East Main St.**

Agent(s): M. Deziel

M. Deziel explained that his business is currently located at 166 Leigh Ave. and that he sold the property and would like to relocate the business to 235 E. Main St. in the same structure houses the gym that the Commission approved last month and Oliver’s Rubbish.

**A motion was made by M. Galbraith and seconded by T. Mueller to accept the application. Motion unanimously passed.**

M. Deziel showed where his vehicles will be parked on a site plan, noting that it will be a separate area than his tenant’s parking, and informed the Commission that B. Green will be working on a comprehensive plan of the entire site.

**A motion was made by R. Gundersen and seconded by T. Mueller to approve Application #2016-06-30-01. Motion unanimously passed.**

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**Agenda Item #4 – Draft fee schedule amendments for review**

J. Leifert distributed a draft fee schedule to the Commission for review and suggested tabling discussions on it until next month when the entire Commission is present.

Discussion ensued regarding speaking to the Board of Selectmen to have them move forward with the fine ordinance.

**Communications:**

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

- 1. Legislative Session 2016 Planning and Zoning Updates**
- 2. Updated zoning regulations, effective July 1, 2016**
- 3. RPC referral from Waterbury for POCD amendments**
- 4. Referral from Waterbury for proposed zoning text amendments for Student Housing**
- 5. Referral from Plymouth for proposed zoning text amendments for a moratorium on firearm ranges**
- 6. June 2016 issue of the Planning Magazine**

**Reports of Officers, Staff, and Committee:**

**1. ZEO Enforcement Report:**

- a) **315 Michelle La. – In-law apartment violation** – copy of a letter notifying the owner that the illegal in-law apt. has been recorded on the Land Records was presented to the Commission.
- b) **381 Cedar Mountain Rd. - Outdoor accumulation, unpermitted structures violation** – owner has until September to clean up the property through a Wetland permit.
- c) **126 Cables La. – Unpermitted structure violation** – approved by Wetlands, but still needs to apply for a zoning and building permit.

- d) **218 Lynnrich Dr. – Unpermitted home occupation, Cease and Desist** – still conducting business out of the home. A copy of a letter sent notifying the owner that the activity has to stop or the next communications will be sent from the Town Atty. was distributed.
- e) **325 Cedar Mountain Rd.– Grading violation** – will contact the owner for an update.
- f) **175 Litchfield St. – Unpermitted structure** – received approval from ZBA and needs to go before Wetlands once his drawings are completed.
- g) **189 Pine Hill Road – Illegal detached apartment** – owner is trying to sell the property and his son stopped by to discuss resolving the issue.
- h) **Laurel Dr./Meadow Brook Dr. – storm water issues** – the owners are hiring an engineer to re-configure the drainage.
- i) **55 West Hillside Ave. – Outdoor accumulations, unregistered vehicles** – the issues have not been resolved, will send second violation notice.
- j) **252 Branch Rd. – Illegal home occupation, structures, grading** – owner came into to the office to discuss obtaining a home occupation permit, but hasn't been back with an application.
- k) **403 Fenn Rd. – Illegal Home Occupation** – owner discussed obtaining a home occupation permit, but hasn't applied for one yet.
- l) **435 South Main St.** – the owner's engineer is working on his plans.

**Adjournment:**

**A motion was made by M. Galbraith and seconded by R. Gundersen to adjourn at 8:22 pm.  
Motion unanimously passed.**

Respectfully submitted,

Pat Santa Maria,  
Recording Secretary