

**Thomaston Planning and Zoning Commission
Meeting Minutes July 7, 2010**

Members Present: Bill Guerrero, Chairman, Ralph Celone; Jesse Judson; Steve Giordano; Colette Norton; Tom Scully; Ron Gundersen; Bill Gloade

Others Present: Mary Barton, Land Use Officer; Bob Armstrong, Kim Michaud; Wayne Smith, Paul & Christine Yoos; Robby Piazzaroli, Watertown Times

Members Seated: B. Guerrero, R. Celone, T. Scully, R. Gundersen, B. Gloade

The Public Hearing convened at 7:05 pm.

Agenda Item #1 – Special Permit Application #2010-04-06-01 for auto deal and auto repair at 301 McMahon Dr.

Agent(s): Bob Armstrong, Kim Michaud

T. Scully recused himself from being seated for this application. C. Norton was seated at 7:06 pm.

M. Barton informed the Commission that P. Pronovost changed the street number of the space to 331 McMahon Dr. since the application was submitted.

A motion was made by R. Celone and seconded by R. Gundersen to amend the agenda to show the address as 331 McMahon Dr. Motion unanimously passed.

M. Barton reported that B. Armstrong has received approvals from ZBA and R. Tingle. B. Armstrong told the Commission that his business will basically be auto repair, he will sell a couple of cars yearly, and that his hours of operations will be 7:30 am - 6:00 pm and weekdays 8:00 am -1:00 pm Saturdays.

Public Comment - None

A motion was made by R. Celone and seconded by R. Gundersen to close the Public hearing at 7:15 pm. Motion unanimously passed.

A motion was made by R. Celone and seconded by B. Gloade to grant the special permit for an auto dealer and auto repair at 331 McMahon Dr. to Mr. Armstrong. Motion unanimously passed.

T. Scully was reseated at 7:17 pm.

The Regular Meeting convened at 7:18 pm.

Minutes:

A motion was made by T. Scully and seconded by R. Celone to accept the minutes as amended to read T. Scully turned the Chairmanship of the meeting over to Vice-Chairman R. Celone at 7:10 pm and was seated for S. Giordano. Motion unanimously passed.

Old Business:

Agenda Item #1 – Review of sign regulations at municipal and not for profit facilities

The Commission reviewed the information and the revised regulations for signs, as well as sponsorship and banner signs, and home occupations M. Barton distributed

A motion was made by R. Celone and seconded by R. Gundersen to set a Public Hearing for August for the home occupation and sign regulations. Motion unanimously passed.

A motion was made T. Scully and seconded by R. Celone to amend the agenda to hear New Business Agenda Item #1 next. Motion unanimously passed.

New Business:

Agenda Item #1 – Special Permit Application #2010-06-29-02 for automobile and truck sales and repairs at 1329 Waterbury Rd.

Agents(s): None

M. Barton informed the Commission that they only need to accept the application because the applicant is waiting for approval from ZBA.

A motion was made by R. Celone and seconded by T. Scully to accept Special Permit Application #2010-06-29-02 for automobile and truck sales and repairs at 1329 Waterbury Rd. and set the Public Hearing for the regular August meeting. Motion unanimously passed.

Old Business Continued:

Agenda Item #2 – Discussion with W. Smith regarding neighboring livestock.

W. Smith discussed living adjacent to the Volvoski's farm and having an issue with the smell from cow manure and flies from the cows congregating under the only trees on the property, He said they are approximately 27' away from his son's bedroom window, who has breathing problems. He is also concerned that his well might be contaminated from the manure and asked the Commission to implement a change for the total amount of land allowed for farms.

M. Barton reported that she has referred this to TAFH, but it was referred back to her. She said the Volvoski's had a manure management plan in place when their farm was approved. W. Smith said the plan was being followed for a while, but with the Volvoski's working full time, it isn't any longer.

M. Barton is meeting the Volvoski's, TAHD, and C. Johnson on July 12, 2010 to view the property and will report back to the Commission at next month's meeting.

New Business Continued:

Agenda Item # 2 – Review of Plan of Conservation and Development

M. Barton explained that the plan has to be adopted by 2014 or the Town will not be eligible for discretionary funding, unless OPM waives it. The Commission will review the information that M. Barton has been working on at next month's meeting.

New Business Continued:

Agenda Item #3 – Review of Aquifer Regulation and Aquifer Map

M. Barton reported that the zoning map isn't finished yet and once it is, the aquifer map will be layered on it. She said the Commission could move forward with the regulations because they have to be adopted separately from the aquifer map.

The regulations will be forwarded to the Commission and their changes will be sent back to staff.

Agenda Item #4 – Discussion of midnight shutoff for selected street lights

M. Barton distributed information that would save the Town more money in addition to the lights the Town already has slated to be shutoff. This information will be forwarded to G. Torrence for review.

Agenda Item #5 – Discussion of RFP for Town Engineer

M. Barton reported that she, P. Pronovost, and J. Leifert have been discussing the possibility of Town having one engineer who could help with a variety of things, including grant writing applications, project reviews, etc.

Agenda Item #6 – Discussion of Thomaston’s Regional Naugatuck River Greenway Routing Study

This was emailed to the Commission before tonight’s meeting for review, but some members couldn’t open the attachment. It will be re-emailed to them.

Agenda Item #6 – Discussion of CERC SiteFinder website

M. Barton explained what the site is for and will find out if COG is still a member of it.

Communications:

M. Barton reported that effective July 1, 2010; the State mandate relief now states that minutes don’t have to be posted on websites because so many Towns shut down their websites when the requirement to post them went into effect.

B. Guerrero reported that a letter received from C. Yoos and has been referred to Town Counsel.

C. Norton submitted her letter of resignation from the Commission and explained that she will be moving out of Town, but has enjoyed her time on the Commission.

Staff Report:

M. Barton updated the Commission on the enforcements she has been working, as well as the progress regarding Reynolds Bridge Rd.

R. Celone reported that T. Scully attended EDC’s meeting last month and that the comments he made are hopeful to have some positive outcomes.

Adjournment:

A motion was made by R. Celone and seconded T. Scully to adjourn the meeting at 8:45 pm. Motion unanimously passed.

Respectfully submitted,

Pat Santa Maria,
Recording Secretary