

Zoning Commission

MINUTES

Public Hearings - Regular Meeting
January 25, 2016

7:30 p.m.

Main Level Meeting Room

MEMBERS PRESENT: Mr. Averill, Mr. Reich, Mr. Solley,
Mr. Werkhoven
Alternates Absent: Mr. Sivick, Mr. Wyant
STAFF PRESENT: Mrs. Hill
ALSO PRESENT: Mr. Mitchell Solomon, Mr. Dick Burnham

Mr. Solley called the meeting to order at 7:35 p.m. and seated members Averill, Brinton, Reich, Solley, Werkhoven

Public Hearings:

Seated: Averill, Reich, Werkhoven, Solley

Special Permit application: Section 6.4.9 submitted by Mr. Angell for a boathouse at 47 West Shore Road:

Mr. Solley called the Public Hearing to order at 7:36 pm. He read an email dated 01/17/06 from Mr. Angell, requesting the Public Hearing be continued to the February Zoning meeting on February 22, 2016 at 7:30 p.m.

Motion: To continue the public hearing to consider the Special Permit application: Section 6.4.9 submitted by Mr. Angell for a boathouse at 47 West Shore Road to February 22, 2016 at 7:30 p.m. By Mr. Solley, seconded by Mr. Werkhoven, and passed 4-0.

21 Kirby Road, LLC./21 Kirby Road/Special Permit: Section 13.11.3/Detached Accessory Apartment:

Mr. Solley noted for the record that the application for 21 Kirby Road, LLC was withdrawn.

REGULAR MEETING:

Mr. Solley called the meeting to order at 7:40 p.m. and seated members Averill, Brinton, Reich, Solley, Werkhoven.

Consideration of Minutes:

Motion: To accept the 12/28/15 Regular Meeting minutes as corrected. Correction is made on bottom paragraph on page 2, "Mr. Curt Smith, licensed land surveyor from Smith and Co., surveyors from Woodbury, CT, presented Mr. Smith with...", (the correction is "presented the Commission", not presented Mr. Smith. By Mr. Solley, seconded by Mr. Averill, and passed 4-0.

Motion: To accept the 12/28/15 Special Meeting minutes as written. By Mr. Reich, seconded by Mr. Solley, and passed 4-0.

Pending Applications: N/A

Other Business:

The Enforcement Report from Michael Ajello, Zoning Enforcement Officer, dated January 25, 2016 was submitted to members for review.

Mr. Solley discussed several ongoing projects on West Shore Road with Mike Ajello today, January 28, 2016. Mr. Solley informed Mr. Ajello that considering the hotbed of activity and contentiousness in this area (as well as possible other areas), that the Zoning Commission has no problem holding a Public Hearing to consider any administrative permit applications to allow the public to have an opportunity to comment. Mr. Solley used the Kasis/West Mountain Road application as an example, as neighbors would have liked to comment on this application.

Communications:

A letter was received by Mr. Solley in December regarding the Kasis/West Mountain Road application. Mr. Solley did ask Mr. Ajello to request a landscaping buffer to screen the size of the

building on this lot, although this was not required for an administrative permit. Mr. Kasis agreed to do this.

Privilege of the Floor:

Mr. Tom Hollinger arrived at 7:50 p.m. Mr. Solley informed him 21 Kirby Road application was withdrawn.

Revisions of the Zoning Regulations:

Mr. Solley had asked the Commission members to review the proposed Phase II revisions at last meeting. Mr. Averill noted some corrections were necessary. Corrections noted and will be changed. Mr. Solley asked for a consensus to send the draft revisions with option #2 for section of the Regulation Revisions to the Planning Commission and to the Council of Governments for consideration. All members present were in agreement with this.

Mr. Solley discussed the list of additional issues for possible future revisions to the Regulations and having a subcommittee that will prioritize them. As these are issues important to the entire Zoning Commission, the decision was made to have a discussion regarding this at the next scheduled Zoning meeting in February.

Mr. Reich wanted to commend Ms. Hill on her great work on the draft for revision of the regulations. All members concurred.

MOTION: To adjourn the meeting. By Mr. Averill.

The meeting was adjourned at 8:08 p.m.

SUBMITTED SUBJECT TO APPROVAL:

Donna Pennell, Land Use Clerk
January 28, 2016