

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ken Edgar, Britta Lerner, Richard Wolf. Sally Korsh absent.

Also present: Land Use Director

Meeting digitally recorded on 12/7/15

DISCUSSION/DECISION: APPLICATION FOR APPROVAL OF LOT DEVELOPMENT PLAN FOR LOT 3, 5 SMITH RIDGE ROAD, TANNERY LANE SUBDIVISION (RICHARD BENNETT, P. E. (ZAWADSKI)

Richard Bennett P. E. went over the site plan in detail. The owner Mr. Zawadski was present. This application has Conservation and Health Department approval. A discussion followed regarding the construction sequence, safety and incremental runoff.

A draft motion of approval written by the Land Use Director was read into the record by Don Saltzman as follows:

MOTION FOR APPROVAL Saltzman moved that the Commission approve the Lot Development Plan for Lot 3 of the Tannery Lane Subdivision, for the house, driveway, septic system, and related site work as shown on the site plan entitled "Site Plan Details & Notes," prepared by Richard Bennett & Associates, LLC, dated 11/5/15, last revised on 12/4/15, subject to conditions.

Seconded by Jane Connolly. Vote in favor (6-0) Sally Korsh absent.

UPDATE ON THE STRATEGIC PLANNING COMMITTEE – JANE CONNOLLY

Jane Connolly gave a status report on the Strategic Planning Committee.

DISCUSSION CONT: ZONING REGULATIONS, SECTION 350 SIGNS AND KEEPING OF ANIMALS

Section 350 Signs – Research is still be conducted by Jane Connolly and will report at the next meeting on January 4, 2016.

Keeping of Animals – Research is still be conducted by the Land Use Director and will report at the next meeting on January 4, 2016.

APPROVAL OF 2016 MEETING DATES:

Jane Connolly moved that the Commission approve the meeting dates for 2016 as presented by the Land Use Director. Seconded by Don Saltzman. Vote in favor (6-0) Sally Korsh absent

APPROVAL OF MINUTES:

Tom Failla moved that the Commission approve the minutes of the Commission's November 2, 2015 meeting. Seconded by Don Saltzman. Vote in favor 3-0 with Britta Lerner,,Jane Connolly and Richard Wolf abstaining. Sally Korsh absent.

Tom Failla moved that the Commission approve the minutes of October 26, 2015 special meeting. Seconded by Don Saltzman. Vote in favor 5-0. Richard Wolf abstained. Sally Korsh absent.

Chairman Tom Failla welcomed Richard Wolf as a new member of the Planning & Zoning Commission.

OTHER BUSINESS:

Status report on 10 Samuelson Road – two containers are on the property and in the process of being loaded with some items sold. Tom Failla requested that the Zoning Enforcement Officer take pictures as the deadline is December 15, 2015 per letter October 21, 2015.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approved on January 4, 2016