

Present: Tom Failla, Chairman; Britta Lerner, Don Saltzman, Ken Edgar, Sally Korsh,
Absent: Jim Carlon, Jane Connolly
Also Present: Land Use Director

Meeting digitally recorded

RECEIPT OF APPLICATION: APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, RELOCATION OF CART BARN AND SEASONAL ICE SKATING ON TENNIS COURT. (PHILIP CERRONE, ARCH.)

Philip Cerrone, Architect, presented a plan showing the details for the of relocation of the cart barn and the creation of seasonal ice skating on one of the tennis courts located near the existing pool. The storage area for the carts will remain the same. The new cart barn will have a second floor with an indoor golf training facility, including three hitting bays, club repair and a putting area. The height of the cart barn will be 30 feet.

Britta Lerner moved that the Commission receive the application for Modification of a Special Permit for the Aspetuck Valley Country Club, 67 Old Redding Road, for relocation of the cart barn and seasonal ice skating on a tennis court. Seconded by Sally Korsh. Vote in favor 4-0 Jim Carlon and Jane Connolly absent. Ken Edgar recused himself as he is a member of the Aspetuck Valley Country Club.

A public hearing for this application will be held at a regular meeting on November 2, 2015.

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT, LACHAT FARM, 106 GODFREY ROAD, GREEN HOUSE TO REPLACE APPROVED HOOP HOUSE.

Gayle Weinstein, First Selectman; Ellen McCormick and Carol Baldwin both of the Lachat Oversight Committee, were present.

Gayle Weinstein presented the 8-24 Report request. The proposal is to replace the previously approved hoop house with a greenhouse in the same location. The greenhouse will last longer than the hoop house and will provide space for small classes in the winter time. The footprint of the greenhouse will be 19 feet by 24 feet, with a poured concrete foundation.

Ken Edgar moved that the Commission approve a positive 8-24 Report for Lachat Farm, 106 Godfrey Road, for a greenhouse to replace an approved hoop house as shown on site plan prepared by LandTech on 2/3/14, last revised to 9/30/15. Seconded by Britta Lerner. Vote in favor (5-0) Jim Carlon and Jane Connolly absent.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER; ZONING PERMIT APPLICATION, 10 SAMUELSON ROAD, LIMITED HOME OCCUPATION AND PROPOSED STORAGE STRUCTURE (A. CHAN) (REFERRAL PURSUANT TO P&Z 6/20/11 STANDARD OPERATING PROCEDURES)

Chairman Tom Failla stated that he lives on Samuelson Road and does not feel conflicted by this application and does not feel the need to recuse himself. There was no objection from the P&Z members, the property owners or the public.

Mr. Jeff Andrews spoke on behalf of his wife Ms. Amabel Chan. He stated that she previously had a business "Marvin Gardens" on Route 7, Wilton. When she sold the business, all the products, such as ornaments, fountains, statues and other related saleable objects were moved to her property at 10 Samuelson Road. She has changed her business plan is now selling the products at shows in the area and transports them off-site to her customers by truck 7 to 8 times a year. Some customers were coming to her property to pick up products, but that is not happening anymore. Some of the materials are stored in an existing barn on her property and in other facilities in Vermont and in Redding. She is now requesting a temporary container to store the remainder out of the sight of the public while she disposes of it.

Don Saltzman stated that the intent of the Home Occupation regulations is that the business be in the house. A discussion followed on the details of the home occupation and whether the proposed temporary storage amounted to commercial storage on a residential property.

Neighbors Mickey and Sue Brody of 16 Samuelson Road stated that they share a backyard property line. Six months of the year the property is shielded by trees and they were concerned about their view during the winter months when the trees are bare. They stated is a lot of "stuff" on their neighbor's property.

After discussion, the Commission determined that a permit for a limited home occupation was not appropriate and that it would make a recommendation to the Zoning Enforcement Officer that he prepare a written document outlining the concrete steps to achieve compliance with Section 343 in consultation with the Town Attorney.

The Commission suggested that the compliance letter should contain the following conditions:

- 1) The temporary storage container(s) shall not exceed a total of 40 feet in length in the aggregate, and eight feet in height. The container(s) must be in the location shown on the A-2 Survey.
- 2) The Zoning Enforcement Officer can check on the site periodically and the ZEO will provide a progress report to the Commission at its December 7, 2015 meeting.
- 3) The deadline for cleaning up the yard and getting the all the business-related materials into the container is December 15, 2015.
- 4) The temporary storage container(s) shall be removed by September 30, 2016.
- 5) The commercial marking on the container(s) shall be covered or screened.

CONT: LIMITED HOME OCCUPATION 10 SAMUELSON ROAD (A. CHAN)

Motion:

Tom Failla moved that the Commission recommend that Jim Pjura, Code Enforcement Officer write an letter outlining a plan to achieve compliance with the standards of Section 343 for the home occupation and to remediate the violation set forth in the May 13, 2015 NOV and to allow a temporary storage facility subject to the five terms discussed above. Seconded by Sally Korsh. Vote in favor (5-0) Jim Carlon and Jane Connolly absent.

DISCUSSION CONT: OPEN SPACE RESIDENTIAL DEVELOPMENT/CLUSTER HOUSING FOR SENIORS (K. EDGAR)

The Commission decided to have a Special Meeting to start to discuss open space senior housing. The Land Use Director will send the members a copy of model regulations for Open Space Residential Development prior to that meeting.

DISCUSSION -KEEPING OF ANIMALS

Continued to the next meeting

DISCUSSION CONT: ZONING REGULATIONS, SECTION 341.1 PLACE OF WORSHIP

The Commission members discussed whether churches and places of worship may rent their commercial-grade kitchens to businesses/food trucks to get some extra income. The Town Attorney feels that this is not a customary accessory use. The Land Use Director referred to the new zoning approval requirement by the Department Consumer Protection's revised food manufacturing license process. The Commission felt that this is not an accessory use. A discussion followed and the issue will be discussed again in the future.

DISCUSSION OF ZONING REGULATIONS, SECTION 350, SIGNS

The proliferation of temporary signs in Town was discussed briefly. Continued to the next meeting

APPROVAL OF MINUTES:

Tom Failla moved that the Commission approve the minutes of September 8, 2015 edited by Tom Failla and Ken Edgar. Seconded by Ken Edgar. Vote in favor (5-0) Jim Carlon and Jane Connolly absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on November 2, 2015