

Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ridge Young, Katie Gregory, Joe Limone. Absent: David Allen

Also present: Tracy Kulikowski, Land Use Director

Meeting on tapes 1 and 2, dated 7/27/10

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#### SPECIAL MEETING:

DISCUSSION/DECISION: PROPOSED SITE PLAN MODIFICATIONS – POOL ENLARGEMENT AREA, SHEET SP-2 ASPETUCK VALLEY COUNTRY CLUB, 43 & 67 OLD REDDING ROAD, FOR MINOR RELOCATION OF PADDLE TENNIS COURTS AND PADDLE WARMING HUT AND RELOCATION OF TWO PARKING SPACES (JOHN FALLON, ESQ.)

Attorney John Fallon was present, representing the Club and also the Joe Jordan, president and past president Eric Cook of the Club.

Stephan Grozinger read the description of the Club's request from the agenda, into the record.

Attorney Fallon stated that the Club found out that they had a ledge condition which necessitated relocating the cart path. He presented a plan with an overlay, showing the existing and proposed plan. There would be no change in the number of paddle courts, warming hut is exactly the same but the size and shape was changed. Relocation of the paddle courts (same number) and no net loss of the parking spaces. The loss of two parking spaces have been established in another location but no change of the parking space count.

The Fire Marshal's letter of July 25, 2010 was noted and Attorney Fallon felt the changes were minor. Stephan Grozinger asked about the Fire Marshal's question of blocking the emergency parking? Attorney Fallon stated that the Club is attempting to follow the Fire Marshal's recommendations and do whatever he wants. Charles Torrence is meeting with him this week. Also requested to know when the screening will be ready for inspection? Eric Cook, past president of the Club gave the status of the landscaping to this point. A discussion followed regarding the landscaping plan and when it would be accomplished with construction and weather in mind. Jane Connolly felt it was a major part of the approval. Attorney Fallon stated that the Club is attempting to do the landscaping in the spring of 2011, depending upon on field conditions. Another discussion followed on the actual date the landscaping could be accomplished.

## DISCUSSION: AVCC CONT:

Jane Connolly asked if the neighbor across the street had been notified? Attorney Fallon stated yes thru correspondence from Charles Torrence, General Manager of the Club. Also there will be no change in the lighting plan or drainage planned.

Don Saltzman felt the modification was a minor move.

Don Saltzman moved that the Commission approve the proposed site plan modifications, entitled "Proposed Site Plan Modifications, SK-1.0, dated June 18, 2010, for minor relocation of paddle tennis courts and paddle warming hut and relocation of two parking spaces". This motion is made because this is a very minor modification to the plan of the "Pool Area Phase Planting Plan SP-2.1 dated July 10, 2009 revised to December 1, 2009. Letter from the Fire Marshal, dated July 26, 2010 to be incorporated.

Seconded by Katie Gregory

## Discussion:

Jane Connolly wished to clarify that the modification does not need a public hearing. She asked Attorney Fallon, if in his discretion, a public hearing is warranted? Ms. Connolly would like to see that case law.

Stephan Grozinger, referred to the Statutes. Attorney Fallon stated that he is not requesting a modification of the Special Permit because the request deals with field conditions and ledge.

Ridge Young felt the Commission had to decide what is "substantial or minor"

Attorney Fallon felt the Commission needs to consider the ambiguity in the Statute to approve this. The Club did not notify all the neighbors.

Stephan Grozinger did not have a problem with this but is concerned about the landscaping. Jane Connolly agreed.

Attorney Fallon stated that the Club has no intention of waiting the 5 years and the landscaping would be done by Spring of 2011.

## DISCUSSION CONT: AVCC CONT:

Don Saltzman felt that going for a public hearing would be a waste of time and should consider it a minor proposal. Stephan Grozinger stated and “with no conditions”. Mr. Saltzman requested of the Club to just let the Commission know what is happening.

Ridge Young and Katie Gregory were ready to vote.

Joe Limone was ready to vote.

Stephan Grozinger planned vote for the motion on the table, without conditions, and to include that the he will send a letter to coordinate the requests of the Fire Marshal, dated 7/26/10.

Vote in favor – (6-0) David Allen absent.

## APPROVAL OF MINUTES:

Joe Limone moved that the Commission approve with correction, the minutes of July 6, 2010. Seconded by Ridge Young. Vote in favor (5-0) Stephan Grozinger and David Allen absent.

Stephan Grozinger moved that the Commission approve the Town Plan minutes with correction dated June 24<sup>th</sup>, 2010. Seconded by Joe Limone. Vote in favor (6-0) David Allen

Stephan Grozinger moved that the Commission approve the Town Plan minutes of June 28, 2010. Seconded by Jane Connolly. Vote in favor (6-0) David Allen absent.

## CHAIRMAN’S REPORT:

Joe Limone represented Stephan Grozinger for the Chairman’s meeting with Town Attorney and the Zoning Officer. A copy of that report is attached.

## TOWN PLAN

The Commission members discussed the final draft of the Town Plan and made no corrections and requested that it was ready to be put up on the Town web site after some minor corrections were made such as: page numbers in the Table of Contents, The Hydrants Map will be added after page 20, three photo captions will be corrected. Also a page that says Appendix 2 Maps will be added.

TOWN PLAN CONT:

The Commission then discussed implementing some of the requests of the residents from the Town Plan public hearings to include bike paths and the closing of School Road for biking. Stephan Grozinger will contact Ray Rauth to help move this forward.

Meeting adjourned.

Respectfully submitted:

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on September 7, 2010