

Present: Jane Connolly, Chairman; Joe Limone, Vice Chairman; Don Saltzman, Stephan Grozinger, Britta Lerner, Pierre Ratte Absent: Ken Edgar

Digitally recorded 12/17/12

APPROVAL OF MINUTES: 12/3/12

Deferred to the end of the meeting.

PUBLIC HEARING CONT: MODIFICATION TO SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 43-67 OLD REDDING ROAD – TO ALLOW PORTION OF EXISTING DRIVEWAY TO REMAIN IN ITS CURRENT LOCATION AND TO INSTALL A TEMPORARY, SEASONAL ENCLOSURE OF 2 OF THE PROPOSED TENNIS COURTS

Ken Edgar is recused from this application as he is a member of the Country Club.

Peter Romano of Land Tech Consultants recapped from the last meeting. All agreed that the driveway is going for a variance and will not be part of this application.

It was stated that the Chairman and Vice Chairman had listened to the digital recording of the previous meeting.

Peter Romano showed the drawings and explained them in detail regarding the “bubble” for the two proposed tennis courts. The main concern was really the landscaping that has not been put in place per Wesley Stout’s Landscape Architect’s plan. Peter Romano showed the landscaping plan and suggested that a bond and time frame be put in place to make sure that the work is completed. The Country Club is obligated to do Phase one and Phase 2 proposed when the tennis courts are installed and shown on the landscaping plan. The Chairman stated that she is looking for a green wall of complete screening.

Peter Romano showed what has been proposed for the landscaping plan and Robert Mitchell, Board Member of the Country Club felt it would be okay to plant before the tennis courts are built.

Peter Romano also stated that the Country Club can do a thirty foot “bubble” from the existing ground. The Town Attorney felt that ZBA could waive the height by going for a variance. Also suggested lowering the court to get around the height problem. Mr. Romano requested permission to build a 30 foot “bubble”

PUBLIC HEARING FOR COUNTRY CLUB CONT:

Stephan Grozinger was concerned about noise especially at the property line from the generator etc. (40 – 50 decibels) Mr. Romano stated he could change the location of the generator and equipment. A discussion followed.

Public Comment from Mr. Roberts of 50 Old Redding Road, directly across from the Club spoke on how the proposed “bubble” affects his view from his house across Old Redding Road and that Mr. Roman plans to go to ZBA to make the “bubble” higher.

A discussion followed on two phases, two bonds and two time limits for Phase one and two. Also locating the tennis courts with the “bubble” in another location.

A sense of the meeting was taken and the members were generally not in favor of the “bubble” unless there were very strict conditions, consider relocation and addressing the noise element.

After a discussion it was suggested by the Chairman that the applicant complete Phase one and withdraw and make another application. Peter Romano agreed to withdraw the application.

Jane Connolly moved that the Commission close the Public Hearing. Seconded by Don Saltzman. Vote in favor (6-0) Ken Edgar recused and absent.

1hr25mins

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of December 3, 2012, as edited. Stephan Grozinger second. Vote in favor (5-0) Jane Connolly and Joe Limone absent from the meeting of December 3, 2012.

DISCUSSION: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS;

1. DETACHED ACCESSORY DWELLING UNITS SECTION 321 AND 345 LIMIT ACCESSORY DWELLING UNITS TO WITHIN THE PRINCIPAL DWELLING.
2. DRAFT PROPOSAL FOR NEW SECTION 314, DRIVEWAYS TO REPLACE THE TOWN DRIVEWAY ORDINANCE

Don Saltzman presented a draft to be read by the members on accessory dwelling units and to be discussed at the next meeting.

Regarding the Town Driveway Ordinance, Ken Edgar was not present at this meeting to discuss. The chairman suggested that the members review the draft and discuss at the next meeting and also be sent to the Town Attorney.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval:

Unanimously approved on 2/4/13