

Present: Stephan Grozinger, Don Saltzman, Britta Lerner, Pierre Ratte, Ken Edgar

Absent: Jane Connolly, Chairman and Joe Limone, Vice Chairman

Also present: Land Use Director

Digitally recorded on 12/3/12

Stephan Grozinger presided as Chairman for the meeting in the absence of Jane Connolly.

Approval of Minutes: 11/5/12, 11/17/12, 11/19/12

Pierre Ratte moved that the Commission approve the minutes for 11/5/12, 11/17/12, and 11/19/12, as edited. Seconded by Ken Edgar. Vote in favor (4-0) Jane Connolly and Joe Limone absent from this meeting. Ken Edgar was absent on 11/17/12 and Stephan Grozinger was absent on 11/19/12; accordingly they abstained with respect to the dates on which they were absent.

RECEIPT OF APPLICATION & DISCUSSION: MODIFICATION OF SUBDIVISION APPROVAL, 24-28 MARTIN ROAD FIRE PROTECTION CONDITION OF APRIL 2, 2012 APPROVAL (MILTON DEVELOPMENT)

Present for this application: John Pokorny, Fire Chief; Mr. Hedge, owner of the property; and Mr. Dale of Milton Development.

The Commission discussed the Fire Protection condition within the subdivision approval for this property. Mr. Hedge felt that the Fire Protection condition should be removed because his property, which had been separated into two lots in the original subdivision approval, had been reconstituted as one lot. He was also concerned about the potential cost of a sprinkler system, which he stated could exceed \$60,000. A discussion followed on the sprinkler system, as well as alternatives thereto.

Ken Edgar moved that the Commission deny the application for removal of the Fire Protection condition of April 2, 2012 subdivision approval for 24-28 Martin Road. Seconded by Britta Lerner. Vote in favor 4, one nay Stephan Grozinger. Absent Jane Connolly and Joe Limone.

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DISCUSSION OF APPLICATION CONT: LOT DEVELOPMENT PLAN, 24-28 MARTIN ROAD, NEW HOUSE, POOL AND RELATED SITE IMPROVEMENTS (MILTON DEVELOPMENT)

Mr. Dale of Milton Development and owner Mr. Hedge were present. The applicant has health approval and Conservation Commission approval.

The Land Use Director presented a draft approval for the members.

Don Saltzman moved that the Commission approve the Lot Development Plan for 24-28 Martin Road, as shown on the site plan entitled "Site Development Plan and Construction Notes & Details of 24-28 Martin Road", prepared by B&B Engineering, and dated 7/18/12, last revised 8/31/12, subject to conditions. Seconded by Ken Edgar. Vote in favor 5 – absent Jane Connolly and Joe Limone.

67mins

PUBLIC HEARING: 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.

Stephan Grozinger read the legal notice for the public hearing into the record.

Ken Edgar recused himself from the meeting as he is a member of the Aspetuck Valley Country Club.

Peter Romano, representing the Aspetuck Valley Country Club, Wesley Stout, Landscape Architect; Carolyn Kepher, Vice President and General Manager of the Club and Steve McGrath who represents the manufacturer of the "bubble".

Peter Romano went over, in detail, the special permit for the Club showing the driveway and also the "bubble" to cover the two proposed tennis courts. Mr. Romano stated that the "bubble" is 36 feet high with the highest potential of 40 feet. The submitted diagram indicated that the "bubble" structure was 40 feet high. It was questioned if Mr. Romano would be going for a variance because under Section 341.4 regulating "Club" operations, the maximum building height allowed is 30 feet.

PUBLIC HEARING: AVCC CONT:

Mr. Romano stated that the structure was only a temporary structure with seasonal permit use from November to May and wanted to check further whether there were special rules for temporary structures.

Mr. McGrath came forward to explain the details of the “bubble” to include the location of the generator and concern for noise, which he represented to be 80 decibels. He said any bubble structure will be engineered for safety, be stamped by a structural engineer and meet or exceed building code. A discussion followed.

Also discussed was the proposed driveway change. The newly proposed driveway appears not to meet the 50 foot “Buffer Area” setback requirement from the property line and would perhaps need a variance.

Wesley Stout, Landscape Architect, came forward with a landscape plan showing the landscaping completed as compared to that proposed from 2009. A discussion followed on the delay in implementing plantings and the timing of further plantings. There was also a discussion of issues related to the Robert’s house, directly across Old Redding Road from the pool building and his complaint about the landscaping and the “bubble”.

The public hearing is continued to December 17. There will be a discussion on a final decision and Wesley Stout will submit a landscaping phasing plan.

2 hrs.20mins

OTHER BUSINESS:

Don Saltzman requested the Commission consider allowing “medical units” or small separate structures on residential property for those who have elderly parents that need to be cared for instead of using pool cabanas or requiring an in-home apartment.

2013 MEETING CALENDAR

The Land Use Director presented the meeting date calendar to the members for their approval.

Meeting Adjourned. Respectfully submitted,

Joan Lewis, Administrative Assistant

Approval: Vote in favor (6-0) Ken Edgar absent