

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

Present: Land Use Director

Meeting on tapes 1-3 dated 1/3/2011

APPROVAL OF MINUTES:

Stephan Grozinger moved that the Commission approve the minutes of December 20, 2010. Seconded by Ridge Young. Vote in favor 4-0. Absent: Don Saltzman, Jane Connolly and David Allen.

CHAIRMAN'S REPORT:

Stephan Grozinger reported meeting with the Zoning Enforcement officer and that enforcement issues are going reasonably well. One enforcement issue regarding a fence on Lords Highway, is going to Zoning Board of Appeals but the application has not been filed yet.

PUBLIC HEARING: SPECIAL PERMIT APARTMENT: HENDERSON, 15 SUNSET DRIVE

The Chairman read the legal notice for the public hearing into the record.

Joan Henderson was present. Katie Gregory walked the apartment and found no issues.

Public Comment: none

The Chairman moved that the Commission close the public hearing. Seconded by Katie Gregory. Vote in favor (4-0) Don Saltzman, Jane Connolly and David Allen absent.

The Commission approved the draft motion for the special permit for an accessory apartment at 15 Sunset Drive, which was read into the record. Seconded by Joe Limone. Vote in favor (4-0) Absent: Don Saltzman, Jane Connolly and David Allen absent.

DISCUSSION/DECISION: DETERMINATION PURSUANT TO SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES OF WHETHER SUBDIVISION APPROVAL IS REQUIRED, REVISED PARCEL 525B ON MAP 3443 AND REVISED PARCEL 475A AND 475B ON MAP 3444, GEORGETOWN ROAD (LOST TRAIL LLC) (ATTORNEY FULLER)

Attorney R. Fuller and Robert Walpuck were both present.

The Commission members determined to do a conceptual, more formal discussion at the next meeting on January 24, with a full Commission in attendance.

The Land Use Director did a quick overview of the maps involved in this application, at the request of the Chairman.

The Commission decided to take no action at this point and take up again at the next meeting on January 24.

PUBLIC HEARING CONT: MODIFICATION TO SUBDIVISION APPROVAL, FAR HORIZONS SUBDIVISION 10 LADDER HILL ROAD (ADC-10 LADDER HILL LLC SPATH) (6 QUALIFIED COMMISSIONERS NEEDED FOR WAIVER VOTE)

The Commission decided (with only 4 members present) that they did not have the votes for the waiver and to postpone until the next meeting on January 24. There was a 35 day extension granted on December 20, 2010.

DISCUSSION: CONVEYANCE OF OPEN SPACE FOR TANNERY LANE SOUTH SUBDIVISION (GUIDERA)

Attorney George Guidera was not present but did submit the deeds for two open spaces in the Tannery Lane South subdivision.

Commissioner Joe Limone is on the Aspetuck Land Trust Committee. Mr. Limone will research and the discussion will be continued to the next meeting on January 24.

DISCUSSION: SURVEY MANAGEMENT PROPOSAL:

The proposal was discussed and the item was tabled.

DISCUSSION: FEES – ZONING PERMITS, CZC’S AND OTHER P&Z APPLICATION FEES

The Land Use Director submitted a table of fees of surrounding Towns to the Commission members. It was noted that \$60. is added to each application fee for the State of Connecticut. A discussion followed.

Discussion to be continued at the next meeting on January 24. A goal was set by the Commission submit a proposal regarding adjusted zoning fees by April of 2011 to the Board of Selectmen.

DISCUSSION: TOWN PLAN IMPLEMENTATION

The Commission discussed the Bicycle/Pedestrian Committee and community gardens.

Also raised the question of the status of cemeteries in Town. The Commission felt it needs to be discussed before the referendum and also to talk to Richard Wolf of the Cemetery Committee.

OTHER BUSINESS:

A discussion ensued regarding waiting for absentee Commission members to vote on an application when there is a quorum present of qualified members present.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on January 24, 2011