

Present: Jane Connolly, Chairman; Stephan Grozinger, Vice Chairman; Don Saltzman, Ken Edgar, Britta Lerner, Jim Conlon, Sally Korsh

Also Present: Land Use Director

Meeting digitally taped. Minutes with K Edgar and Land Use Director comments

**PUBLIC HEARING: MODIFICATION TO SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD TO INSTALL LIGHTING FIXTURES ON 3 EXISTING TENNIS COURTS, TO REPLACE LIGHTING FIXTURES ON 2 EXISTING TENNIS COURTS AND TO ALLOW SOUTHERLY DRIVEWAY TO REMAIN IN ITS CURRENT LOCATION, STATUS OF IMPLEMENTATION OF LANDSCAPING PLAN (LAND TECH)**

Commissioner Ken Edgar recused himself as he is a member of Aspetuck Valley Country Club.

Jane Connolly, Chairman, read the legal notice into the record for the public hearing.

Peter Romano of Land Tech went over the details of the existing and proposed lighting fixtures for three existing tennis courts and also replacing lighting fixtures on two existing tennis courts. It was stated that the light does not leave the property line and the neighbors have been consulted and have their support. A discussion followed regarding the exact type of lighting fixture that would be used.

Peter Romano also discussed with the Commission that the southerly driveway will remain in its current location. Also there was a further discussion on the landscaping plan which includes a total of 177 plants and an addition of plantings at the entrance of the driveway. A discussion followed.

Public Comment: None.

Peter Romano submitted a package of proposed lighting fixtures and 4 plans (Sheet T1 - Cover Sheet, Sheets C1 and C3, Existing Tennis Court Lighting, and Sheet C2, Proposed Tennis Court Lighting, prepared by Landtech, dated September 18, 2013 and revised to October 15, 2013 and Sheet C4 Proposed Tennis Court Lighting dated September 2, 2013.)

Stephan Grozinger moved that the Commission approve the application as presented by the applicant to include the four maps as presented. The amended days and times of use will be May 1 to September 30, Monday thru Saturday, dusk to 10 p.m. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar recused.

Stephan Grozinger moved that the public hearing be closed. Seconded by Jane Connolly. Vote in favor (6-0) with Ken Edgar recused.

**APPLICATION OF EBS REALTY LLC AND RAS REALTY LLC, 27 ROGUES RIDGE ROAD. RE: FASH SUBDIVISION (ATTORNEY FULLER)**

This application has been withdrawn.

DISCUSSION/DECISION CONT: 14 SMITH FARM ROAD, PLAN FOR COMPLIANCE FOR POOL HOUSE FOR CERTIFICATE OF ZONING COMPLIANCE (ATTORNEY GUIDERA)

Both Attorney Guidera and his client Mr. Gudas were present. The members of the Commission conducted a site walk on October 12<sup>th</sup> to see Mr. Gudas' pool house.

Attorney Guidera stated that everything he wanted to say was said at the last meeting. Jane Connolly stated that the kitchen was never approved and the plans that were submitted did not show any kitchen. Jane felt that the pool house, as currently constituted, was a second dwelling and not a pool house. She felt that the whole kitchen should come out, as directed by the Zoning Enforcement Officer. A discussion followed.

Public comment came from the neighbors Mr. and Mrs. Zembsch of 10 Smith Farm Road who felt that Mr. Gudas had created two dwellings on one parcel, which is not permitted by the Regulations.

Part of the September 4, 2013 letter from the Zoning Enforcement Officer to the property owners was read into the record.

Jane Connolly moved that the Commission affirm the decision of the Zoning Enforcement Officer that the entire kitchen, including all fixtures, facilities and appliances be removed, according to his letter dated September 4, 2013. Seconded by Stephan Grozinger. Vote in favor (7-0)

APPROVAL OF MINUTES: Stephan Grozinger moved that the Commission approve the minutes of October 7, 2013 edited by Ken Edgar, Stephan Grozinger and Land Use Director. Seconded by Sally Korsh. Vote in favor (7-0)

It was stated that the minutes taken by Britta Lerner from the site walk to be on the next agenda.

OTHER BUSINESS:

Jane Connolly will look into the Accessory Buildings provisions of the Regulations and will discuss them at the November 4, meeting.

The Land Use Director reported that Ridge Young would be pleased to serve again as the Planning & Zoning SWRPA representative and would like to come before the Commission on November 4.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approval on November 18, 2013