

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Ridge Young, Joe Limone – Katie Gregory and Don Saltzman late.

Meeting on tapes 1-3, dated 3/21/11

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APPROVAL OF MINUTES:

Jane Connolly moved that the Commission approve, with correction, the minutes of March 7, 2011. Seconded by Joe Limone. Vote in favor (4-0) Don Saltzman and Katie Gregory absent.

CHAIRMAN'S REPORT:

Stephan Grozinger went over his Chairman's report of March 17, 2011.

RECEIPT OF APPLICATION: SPECIAL PERMIT – WIESEN, 37 BLUEBERRY HILL, APARTMENT

Jean Wiesen, owner, presented her special permit application, to legalize an existing apartment at 37 Blueberry Hill. A discussion followed and Joe Limone will visit the apartment. A public hearing will be held on April 4<sup>th</sup>, 2011.

Jane Connolly moved that the Commission receive the Special Permit Application for the apartment. Seconded by Katie Gregory. Vote in favor (6-0)

PIUBLIC HEARING: AMENDMENT TO SECTION 350.1 OF THE ZONING REGULATIONS, FOR SALE AND LEASE SIGNS

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

Public Comment:

Robert Turner questioned the procedure of the discussions regarding the signs before the public hearing? A discussion ensued. The text had been forwarded to SWRPA and the Town Attorney prior to the public hearing. Mr. Turner was not in favor of the larger sign with two hangers and felt they were intrusive. A further discussion followed. The Town Attorney requested that the word "real" be inserted before property in the text.

Stephan Grozinger moved that the Commission close the public hearing. Seconded by Jane Connolly. Vote in favor (6-0)

Don Saltzman moved that the Commission approve passage of the regulation amendment with the word "real" to be included in Section 350.1 For Sale or Lease Signs. Seconded by Jane Connolly. Vote in favor (6-0)

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

Joe Limone reported to the Commission that the Aspetuck Land Trust has conveyed that they are not interested in the two open space parcels located in the Tannery Lane Subdivision South. A discussion followed regarding dedication of the open space parcels to the Town.

Katie Gregory moved that the Commission forward the deeds to the Board of Selectmen for the open spaces in the Tannery Lane Subdivision for the proper processing and acceptance. Seconded by Stephan Grozinger – Vote in favor (6-0)

**DISCUSSION/DECISION: APPOINTMENT OF TEMPORARY ZONING ENFORCEMENT OFFICER FROM 4/1/11 TO 4/8/11.**

After discussion Stephan Grozinger moved that the Commission approve the Land Use Director to serve as temporary Zoning Enforcement Officer from 4/1/11 to 4/8/11. Seconded by Ridge Young. Vote in favor (6-0)

**DISCUSSION CONT: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS: (A) CONSERVATION SUBDIVISIONS AND (B) ACCESSORY HOUSING AND DWELLING UNITS.**

The Land Use Director needed to complete more research before a presentation to the members. To be continued to the next meeting.

**DISCUSSION CONT: TOWN PLAN IMPLEMENTATION**

Stephan Grozinger stated that he wished to discuss grading and runoff at a future meeting.

**OTHER BUSINESS:**

Discussion of claimed Town exemptions from the Regulations.

Joe Limone reported that the Aspetuck Land Trust may be willing to allow a community garden to be situated on Aspetuck Land Trust land. He also reported on a site visit to the Gans property on Riverfield. From this visit, in talking with Mrs. Gans, he conveyed how applicants feel coming before the Commission. A discussion followed. Also stated that Ms. Chadwick would be interested in helping with the “Book Award” program.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on April 4, 2011

