

**PLANNING AND ZONING COMMISSION PUBLIC HEARING
AND REGULAR MEETING
March 11, 2010
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CALL TO ORDER: Chairman Patrick Herzing called the meeting to order at 7:05 p.m. in the Assembly Room of the Town Hall.

FIRE EXITS: noted for the record.

ATTENDANCE: Larry Deschaine; Carl Johnson; and Khara Dodds, Town Planner.

Also present were Thomas Zagurski, Council Liaison; and Clarence Atkinson, Building Official.

PUBLIC HEARINGS :

K. Dodds read the legal into the record.

1. 13 Summit View Road – Special Permit – Ludlow Development – Bob Green, Robert Green Associates, 6 Old Waterbury Road present on behalf of the application. B. Green explained that plans before the Commission are the same plans that were submitted approximately three years ago under another developer’s name. This plan does have some revisions. A variance was granted May 29, 2007 as # 07-902 for additional lot coverage of 3.5%. The allowed coverage is for 15%; the variance will allow up to 18.5% and is noted on the documents. The total lot coverage is 23%. The Commission reviewed copies of the house plans; square footage of the house will be approximately 1300 sq. ft. A letter from the CT Water Co. was provided to verify that water service is available at this location. The house will have a walkout basement. Discussion on the easement to be given to the town at the time the applicant takes title of the property.

To speak for the application: no one

To speak against the application: no one

To speak neither for/nor against the application: no one

MOTION: to close the Public Hearing was made by L. Deschaine, second by C. Johnson. Vote: unanimous.

REGULAR MEETING

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MINUTES:

2. Regular Meeting of February 25, 2010

MOTION: to approve the minutes of February 25, 2010 as mailed was made by L. Deschaine, second by C. Johnson. Vote: unanimous.

OLD BUSINESS:

3. Hearing items (if hearings are closed)
 - a. 13 Summit View Road – Ludlow Development – Special Permit

MOTION: to approve 13 Summit View Road – Ludlow Development – Special Permit referencing Zoning Location Survey Plot Plan for House; Assessors Lot 81-133-53; prepared for Ludlow Development Summit View Road, Plymouth Conn.; Scale 1”=20’; dated February 7, 2010, revised February 25, 2010; prepared by Robert Green Associates LLC, 6 Old Waterbury Road Terryville; received in the Land Use office on 2/26/10 noting when filling dust shall be kept to a minimum at all times; debris shall be contained during construction; fill shall be compacted and shall prevent undesirable settlement; off street parking must not encroach on travel way of the public right of way; referencing a letter from the Public Works Director, Anthony Lorenzetti dated March 10, 2010 to K. Dodds that the applicant will transfer an encroachment easement to the Town of Plymouth prior to receiving a certificate of occupancy being issued; and the retaining wall to be engineered and design to be approved prior to the issuing of a building permit was made by C. Johnson; second by L. Deschaine. Discussion: the retaining wall to be approved by Public Works and will not need to come back to this Commission. Vote: unanimous.

NEW BUSINESS:

4. 33 N. Harwinton Ave. – (PTSA) – Temporary Sign – Baldwin Park – this application is for a temporary sign to be erected on Baldwin Park for a fundraiser to support the Terryville High School Drug & Alcohol Free After Grad Party.

MOTION: to approve – 33 N. Harwinton Ave.. – (PTSA) – Temporary Sign – Baldwin Park was made by L. Deschaine, second by C. Johnson. Vote: unanimous.

STAFF COMMENTS:

- Discussion on a letter from the Water Pollution Control Authority to K. Dodds dated 1/14/10 with regards to the subdivision regulations and that a “feasibility study be specifically defined to include an “engineering evaluation assessing the

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adequacy of the collection and treatment facilities to convey and treat the expected sewage load derived from the new connection(s)” After discussing the letter it was decided that K. Dodds would send a letter to the WPCA to let them know that the Commission thanks them for their opinion; however, at this time there are already review agencies and processes currently available and that they are one of them. Also, WPCA can apply to have the subdivision regulations revised.

- Discussion on Cease & Correct order issued to Mr. Stephen Sandstrom & Gear Drive Properties LLC by D. Elder, ZWEO.
- Clarence Atkinson present to discuss activity taking place at 239 Main St. which is in the Village District and did not come to zoning for approval on the exterior renovations being done to the building. A building permit has been issued for the renovations but not a special permit from the zoning commission. P. Herzing stated that an application needs to be submitted for a Special Permit and a Public Hearing should be scheduled. Mark Jones present on behalf of the property owner. P. Herzing explained the guidelines of the Village District regulation.
- Discussion on mapping of possible subdivisions and walking trails. Also mapping of sidewalks for the future.
- Discussion on 8-24.

COMMISSION COMMENTS:

ADJOURN:

MOTION: to adjourn at 8:30 p.m. by L. Deschaine, second by C. Johnson. Vote: unanimous.

Respectfully submitted,

Ronda Porrini
Land Use/Recording Secretary