

**PLANNING AND ZONING COMMISSION PUBLIC HEARING
AND REGULAR MEETING**

April 8, 2010

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CALL TO ORDER: Acting-Chairman/PZC Secretary 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; Gary Gallagher; David Elder, Zoning Enforcement Officer; Khara Dodds, Town Planner, and Ronda Porrini, Land Use/Recording Secretary.

Also present was Thomas Zagurski, Council Liaison.

PUBLIC HEARINGS :

1. 78 Lakeview Road – Special Permit – Abbott – Applicant William Abbott, 7 Old Highway Road, Litchfield present on behalf of the application.

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 for 78 Lakeview Road – Special Permit – Abbott April 8, 2010 was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

- 2.

To speak for the application: no one

To speak against the application: no one

To speak neither for/against, but feels the need to be heard: no one

MOTION: to close the Public Hearing for 32 Allen St. – Special Permit – Strahowski was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

REGULAR MEETING

Chairman Patrick Herzing called the meeting to order at 7:57 p.m. in the Assembly Room of the Town Hall.

ATTENDANCE: Carl Johnson; Gary Gallagher; David Elder, Zoning Enforcement Officer (7:23 p.m.) and Khara Dodds, Town Planner.

Also present were Thomas Zagurski, Council Liaison, (7:23 p.m.); David Philbrick, Chairman of the Economic Development Commission and Clarence Atkinson, Building Official.

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MINUTES:

3. Regular Meeting of March 11, 2010

MOTION: to approve the minutes of March 11, 2010 as mailed was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

OLD BUSINESS:

4. Hearing items (if hearings are closed)

- b. 32 Allen St. – Special Permit – Strahowski

MOTION: to approve 32 Allen St. – Special Permit – Strahowski with the condition that before the permit being issued the applicant must submit documentation from his homeowners insurance acknowledging the home occupation; any debris and materials from the business shall be contained and kept to a minimum; noise level to be kept at a minimum; the Fire Marshal signing off on the use; if a dumpster is needed in the future the area surrounding the dumpster will need to be screened and there is to be no outdoor storage of any materials; the permit will be for the period of one year and to be renewed yearly, was made by C. Johnson; second by G. Gallagher. Vote: unanimous.

NEW BUSINESS:

5. 25 North Riverside Ave. – Smith – non-conforming use – Randy Smith 25 N. Riverside Ave. present on behalf of the application. R. Smith explained to the Commission that he is requesting to add a deck to his home. His house is on a non-conforming lot. P. Herzing discussed the floodplain with the applicant. R. Smith stated his property does not abut the Pequabuck River. P. Herzing explained the plans need to show a zero net increase in the flood height. Discussion on floodplain. D. Elder stated that a very small area of the property is in the 100 year floodplain; most of the property is in the 500 year floodplain. P. Herzing stated as long as the deck is on piers and the surveyor shows that on the plan; and that it will have a zero net increase should also be shown on the plans. The current lot coverage is 756 sq. ft.

MOTION: to approve 25 North Riverside Ave. Smith – non-conforming use referencing Zoning Location Survey Plot Plan for House Addition; Assessors Lot 19; Prepared for Pamela Smith 25 North Riverside Avenue Plymouth, Conn.; Scale 1"=20'; dated June 30, 2009; Received in the Land Use Office on March 15, 2010; prepared by Robert Green Associates LLC, 6 Old Waterbury Rd. Terryville with the condition that the map be revised to show a zero net increase in the Pequabuck watershed; debris to be contained during construction; and erosion control measures to be installed was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

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6. 20 Fall Mountain Lake Road – D & R LaVallee LLC – Set a Public Hearing Date

MOTION: to set a Public Hearing Date for 20 Fall Mountain Lake Road – D & R LaVallee LLC for 4/22/10 was made by C. Johnson, second by G. Gallagher.

Vote: unanimous.

7. 8-24 Review – Route 6 Streetscape Project – K. Dodds and David Philbrick, Chairman of the Economic Development Commission gave a presentation of the pending Streetscape Project. The project will start at Benedict St. and run to Allen St. on both sides of the road. The consultants, Milone & McBroom from Cheshire conducted a presentation of alternatives to the Town; the EDC; and the stakeholders in the project area. Review of the designs presented.

MOTION: to approve the 8-24, keeping with the Plan of Development; EDC to take note of the Plan of Development page 10 & 11 and that the crosswalks be included was made by C. Johnson, second by G. Gallagher. Discussion: the driveway at 166 Main Street was originally proposed to go in after the STEAP grant was awarded. Discussion on the possibility of a cost share with the businesses that will benefit from the project in the Village District. Vote: unanimous.

MOTION: for a 10 minute recess at 8:35 p.m. was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

P. Herzing called the meeting back to order at 8:50 p.m.

8. 8-24 Review – Safe Routes to School Initiative – Public Works Director Tony Lorenzetti presented the project to the Commission. The project will be to install sidewalks on Maple St. and North Main Street. There are some sidewalks currently on Maple St. that are in disrepair. P. Herzing stated that the Plan of Development recommends enhanced crosswalks. T. Lorenzetti stated that the project will have to go through the Department of Transportation review process and this is only a conceptual plan. P. Herzing stated that this is a good project and it is important to get as much shovel ready projects complete as possible.

MOTION: to approve the 8-24 Review – Safe Routes to School Initiative was made by C. Johnson, second by G. Gallagher. Vote: unanimous.

STAFF COMMENTS:

- K. Dodds explained that Vice-Chair Tom Huria had submitted his resignation. Election of Officers to take place at the next meeting on 4/8/10.

COMMISSION COMMENTS:

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- P. Herzing stated that with Spring just around the corner that signs will be popping up all over town. P. Herzing directed the Planner to put a notice in the Plymouth News and on the Plymouth Web site reminding residents of the regulations for have a sign displayed.
- P. Herzing also stated to remind the residents on the web site and Plymouth News of the swimming pool regulation.
- P. Herzing stated due to the economic issues the Town is facing that D. Elder and C. Atkinson are not required to be at all the PZC meetings. They will only need to attend if there are issues on the agenda that pertain to them.
- P. Herzing discussed the sale of motor vehicles on commercial property by private residents is unacceptable. If motor vehicles are to be sold on commercial property the property owner will need to go to the Zoning Board of Appeals and the Department of Motor Vehicles to obtain the proper permits to conduct this activity.
- C. Johnson discussed the joint meeting of the Capital Improvement Commission and the Municipal Facilities Commission regarding bonding and shovel ready projects.
- Discussion on the sidewalk and street standards. A public hearing will be held on 4/8/10 on the sidewalk moratorium in subdivisions.
- D. Elder explained that at the meeting of 2/11/10 he reported to the Commission that a plumbing business was operating at 74 Main St. The original site plan approval for that property was for a tax preparation office and did not require outside storage and refuse areas. The current business had three dumpsters on the property and storage of plumbing material. The owner of the property was notified via a Request for Voluntary Compliance that a new site plan would need to be submitted to include the storage and refuse. The owner responded stated he needed additional time to get the site plan completed and requested an extension to March 15th. No site plan has been submitted yet. D. Elder asked for direction on what the Commission would like him to do next. P. Herzing stated that a strongly worded letter should be sent to the property owner explaining his extension has expired and the information needs to be submitted.

ADJOURN:

MOTION: to adjourn at 9:05 p.m. by C. Johnson, second by G. Gallagher. Vote: unanimous.

Respectfully submitted,

Ronda Porrini
Land Use/Recording Secretary

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