

Present: Chairman Daniel Thurston, Deborah Kovall, Alternate Member Dave Foster, Alternate Member Stephen Smith and Land Use Coordinator Polly Redmond

Absent: Theodore Root, William Ponte, Michelle Whitford, Alternate Member Victoria Elliot and Zoning Enforcement Officer Don Truskauskas

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman D. Thurston called the meeting to order at 7:00 p.m. Regular members are seated. Alternate Member D. Foster seated for T. Root and Alternate Member S. Smith seated for W. Ponte.

2. APPROVE MINUTES OF PREVIOUS MEETING: 3/11/2024

D. Kovall **motioned** to approve the minutes of the previous meeting, seconded by D. Foster. Motion passed unanimously.

3. DEAN MENNILLO – APPLICATION FOR SINGLE FAMILY DWELLING, 596 HILL ROAD.

Steve Lepore, Lepore & Sons, LLC, is present to represent. Plans prepared by J. Edwards & Associates, LLC, dated 4/2/2024, titled Proposed Site Plan, 596 Hill Road, are reviewed. IWWC approval has been received. CTDOT to approve the driveway opening. TAHD approval is outstanding. D. Foster **motioned** to approve the application contingent on receiving TAHD approval. S. Smith seconded the motion and it passed unanimously.

4. KYLE AND DANIELA LOCKERY - APPLICATION FOR SINGLE FAMILY DWELLING AND SPECIAL PERMIT APPLICATION FOR ACCESSORY APARTMENT, 10 BREAK MAIDEN LANE.

Steve Lepore, Lepore & Sons, LLC, is present to represent. Plans by J. Edwards & Associates, LLC, dated 4/7/2024, titled Proposed Site Plan, Lot 11 Break Maiden Lane, are reviewed. IWWC approval and TAHD approval received. Driveway opening permit is outstanding. The house will include a 511 square foot accessory apartment on the first floor of the 2967 square foot home and will contain a bedroom, kitchen, living room and bathroom. D. Kovall **motioned** to approve the application for a single-family dwelling with the condition that a driveway opening permit be obtained and to set a public hearing date of Monday, April 22, 2024, 7:00 p.m. in the town hall to hear the application for accessory apartment. S. Smith seconded the motion and it passed unanimously.

5. CLAUDINE DEFORGE – APPLICATION FOR SINGLE FAMILY DWELLING, 126 DAVIS ROAD.

Claudine DeForge is present. Plans by Robert Green Associates, LLC, dated 4/3/2024, titled Zoning Location Survey Site Plan for House, Assessors Lot 2, Davis Road. IWWC and TAHD approval received. Driveway opening permit has been approved. D. Foster **motioned** to approve the application, seconded by S. Smith. Motion passed unanimously.

6. LEONARD LOPARDO – DISCUSSION OF SUNSET RIDGE OFF MOUNTAIN VIEW DRIVE, HANNAH WAY, LAUREN LANE.

Mr. Lopardo is present along with a number of residents from Sunset Ridge. He tells the Commission that he has proposed a meeting with the residents of Sunset Ridge without Zoning Commission involvement so that a plan could be agreed upon to wrap things up. He states that nothing has been done as far as improvements to the development due to a rainy month and his engineer, Todd Parsons, Haley Ward, agreed that it was too wet to work on the hill that came down in back of the Lucian property at 31 Hannah Way last year.

Lillian Busse, 15 Hannah Way, states that Mr. Lopardo approached her after the last Zoning meeting and asked her not to attend anymore Zoning meetings as it just riles everyone up. She states that Mr. Lopardo has done nothing within the development to address problems. She states that she has tried to meet with him a number of times and for him to now want to meet, she questions this approach. She states that he knows what needs to be done and it was laid out by the Zoning Commission on what that is.

William Foster, 6 Hannah Way, states that for two years he has been coming to Zoning meetings. To give that up now and leave everything in Mr. Lopardo's hands, he states he might as well jump off a cliff. Mr. Lopardo always has excuses on why work can't be done; rain, snow, cold, etc. There will never be ideal conditions and

you adapt but Mr. Lopardo doesn't want to do anything. Mr. Foster states that he would never give up the protection of the Zoning Commission to assist in getting Sunset Ridge completed.

Christine August, 22 Hannah Way, states that more of the hill is coming down.

Anthony Mercuriano, 29 Hannah Way, states he agrees with William Foster and that he also has been coming to Zoning meetings and nothing gets done. He states that the hill behind 31 Hannah Way was man-made and never compacted properly. He is tired of looking at haybales in the yard making it look like they live on farm. He states that he is surprised Mr. Lopardo would put his name on this project as there should be no pride.

Lillian Busse, 15 Hannah Way, questions why the road has not yet been tested to make certain it is up to town road standards as required by condition of approval. Mr. Lopardo responds by stating his engineer, Todd Parsons, Haley Ward, has been very busy and is working out of town. Mr. Parsons has all the technical data for the road and a couple of borings need to be done still before the report is written.

Commissioner D. Kovall, addressing Mr. Lopardo, states that there is always something that prevents things from being done, whether it's a contractor or the weather. She implores Mr. Lopardo to get things done.

Christine August, 22 Hannah Way, states that at some houses, dirt is too close to basement windows. She contacted the State Building Department who told her that there should be six inches of cement foundation before dirt hits grade and then pitched away from the house. There are a number of homes that do not meet this.

William Foster, 6 Hannah Way, states that the problems within this development didn't start with backfilling and that elevation is established from the foundation up. Grade is level at house siding on some of the newer homes.

Shirley Amundsen, 25 Hannah Way, states that she has water right up to her back door and was promised by Mr. Lopardo that fill would be moved away from her foundation when it was placed there after her C.O. was issued (June 2022) and she had moved in. The fill still has not been moved away.

7. DISCUSSION – 100 WILDCAT HILL ROAD – MOBILE HOME PERMIT ISSUED JUNE 2023 AFTER HOUSE FIRE.

Jessica Sansoucie was asked, and agreed, to attend tonight's meeting but is not present. She has requested until the end of April to move out of the mobile home.

8. COMPLAINTS/ENFORCEMENT ACTIONS. None.

9. ANY OTHER BUSINESS. None.

10. INFORMAL DISCUSSION – PROPOSED ZONING REGULATION AMENDMENTS.

No discussion. Commissioners received copies of the final outline of proposed amendments. Public Hearing set for June 10, 2024 at 7:00 p.m. to present.

11. CORRESPONDENCE. None.

12. INVOICES. None.

13. ADJOURN.

D. Kovall **motioned** to adjourn the meeting at 8:20 p.m., seconded by S. Smith. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

