

BOARD OF SELECTMEN/LAND USE COMMISSIONS
SPECIAL MEETING
October 7, 2014

A special meeting of the Board of Selectmen/Land Use Commissions was held on Tuesday, October 7, 2014 in the Selectmen's Conference Room.

Members Present: First Selectman Michael Criss, Selectman Jon Truskauskas, and Selectman Nancy Schnyer. Zoning Commission Chairman Don Truskauskas, Planning Commission Chairman Michael Orefice, Zoning Board of Appeals Chairman Tom Rotondo, IWWC Chairman Bruce Burnett, and Economic Development Commission Chairman Tom Schoenemann.

Call to Order

Mr. Criss called the meeting to order at 6:30 p.m.

Updates from Land Use Chairmen

Mr. Criss scheduled tonight's meeting to discuss any current issues, future plans, and to give the Board of Selectmen an opportunity to ask questions.

Planning Commission Chairman Michael Orefice stated that currently there is not much activity other than some lots on Woodchuck Lane. The commission would like to revisit the topic of affordable housing. Plan of Conservation and Development will need to be updated in a couple of years. It is to be updated every ten (10) years

Zoning Board of Appeals Chairman Tom Rotondo stated that his commission has received roughly half of requests for variances than usual. They have been working on two (2) appeals this year. One appeal was a notice of violation for the Zoning Enforcement Officer that the commission acted upon and it's been appealed in court, therefore, he had no further comments on that issue. The second is an appeal from the ZEO to cease and desist and that is still open.

Zoning Commission Chairman Don Truskauskas stated that much of their time was spent on the Bus Depot at Johnnycake Airport. The bus depot was approved. The commission has a new Zoning Enforcement complaint form. The complaint form will follow the complaint from beginning to end. The commission will go through a process to adopt new regulations by asking themselves a series of questions as they go forward on any proposed regulation changes. It's a process they've agreed to use and amend as they see fit. The latest issue is medical marijuana. The commission was split as to whether or not to allow medical marijuana dispensaries, however, per state regulations it does not state that a towns can disallow dispensaries. The commission is thinking of instituting a moratorium which is allowed. Mr. Criss added that he feels the commission should act on this quickly in order to protect the Town and should include Methadone

clinics as well. Mr. Criss asked Mr. Truskauskas if he felt it was a conflict of interest for him as Zoning chairman with regard to appeals and complaints filed and he should step down. Mr. Truskauskas replied he had no conflict of interest. Mr. Criss recommended to Mr. Truskauskas that he encourage other members of the commission to attend as much training as possible.

Bruce Burnett, Chairman of the Inland Wetlands and Watercourses Commission stated things have been slow lately. They've had some routine soil erosion control issues. Zoning Enforcement Officer, Dave Perkins, is working out well. They do have some concerns about his reports lacking details. The Zoning Commission gave IWWC the new complaint form but Mr. Burnett feels it's not the right form for IWWC so they made some revisions to their current form.

Tom Schoenemann with the Economic Development Commission stated the commission has been working predominantly on supporting existing businesses and trying to promote improvement in existing vacant or non-vacant commercial properties. The commission has lots of information on the web. They are working on a brochure for the Town. They are working on criteria for implementing a business of the year award. They are also working on a program to give tax incentives for those who make improvements on commercial properties.

Mr. Criss thanked the existing Chairmen for the work they do for the community and noted it's appreciated. Mr. Criss stated he has heard talk of combining the Planning and Zoning Commissions. Other towns that have combined these commissions did so to make it easier for developers and to encourage other business. Mr. Criss feels there are more checks and balances when you have the two (2) commissions and it appears to be more beneficial to the Town as it stands now. He asked the Selectmen and the Chairmen what they felt about it. Everyone who commented agreed with Mr. Criss to keep the commissions separate.

Adjournment

Mr. Orefice made a motion to adjourn at 7:34 p.m. Mr. Schoenemann seconded. All were in favor.

Minutes submitted by _____
Melissa Santoro