

Present: Peter Brazaitis, Nancy LaGanga, Todd Ouellette, Anne Marie Buonocore, Don Truskauskas, Alternate Member Kevin Ferrarotti and Land Use Coordinator Polly Redmond.

Absent: Alternate Members Robert Lavoie, Glenn Bradley and ZEO Karen Nelson.

**1. OPEN MEETING – ESTABLISH QUORUM.**

Acting Chairman P. Brazaitis called the meeting to order at 7:00 p.m. All regular members present are seated.

**2. ELECTION OF OFFICERS.**

A. Buonocore **motioned** to nominate Peter Brazaitis as Chairman, seconded by N. LaGanga.

D. Truskauskas **motioned** to nominate Todd Ouellette as Chairman, seconded by K. Ferrarotti.

Voting in favor to nominate P. Brazaitis are A. Buonocore, N. LaGanga and P. Brazaitis. Opposed are T. Ouellette D. Truskauskas and K. Ferrarotti.

Voting in favor to nominate T. Ouellette are D. Truskauskas, K. Ferrarotti and T. Ouellette. Opposed are A. Buonocore, N. LaGanga and P. Brazaitis.

There is a tie vote for the position of Chairman though there is question on whether alternate members can vote if they are not seated. LUC Redmond will check with the Town Clerk on whether alternate members can vote for Election of Officers.

Item will be tabled until the next regularly scheduled meeting on November 28, 2011.

**3. APPROVE MINUTES OF PREVIOUS MEETING: 10/24/11.**

A. Buonocore **motioned** to approve the minutes of the previous meeting with the following amendments: page 1, item 5, line 7, Mr. Ray Ferro (eliminate the name "Joseph".), item 5, correct spelling of the name Truskauskas.

**4. ANDY & CORRIN D'AMATO – APPLICATION FOR SINGLE FAMILY DWELLING, 48 BUCKRIDGE ROAD, LOT 4, DEER RUN RESUBDIVISION.**

Mr. & Mrs. D'Amato are present and note that the application includes approval for an 18' x 36' inground pool and a 12' x 24' shed both shown on the site plan prepared by Berkshire Engineering, dated 9/2/11. Soil and erosion permit and driveway permit are on file. IWWC approval has been granted as a regulated non-significant activity. TAHD approval is outstanding. A. Buonocore **motioned** to approve the application with the stipulation that TAHD approval is received and allowing LUC Redmond to sign off on the application, seconded by N. LaGanga. Motion passed unanimously.

**5. GRJH, INC./SUNOCO GAS STATION – APPLICATION FOR MODIFICATION TO APPROVED SITE PLAN, 207 BIRGE PARK ROAD. CORRECT AND ABATE NOTICE ISSUED BY ZONING ENFORCEMENT OFFICER.**

No one is present to represent. ZEO Karen Nelson's report is received tonight and reviewed.

In it she reports that she tried to contact Lloyd Helm but received no call backs after leaving messages for him to do so. She has been in contact with GRJH's engineer, Jason Dismukes, who relayed that he has

been directed to prepare plans to submit to DOT for changes to the site plan involving the state right of way. This was verified by Terry Phalen, DOT Permit Inspector, who informed ZEO Nelson that GRJH is moving forward with revised plans and that GRJH will be responsible for the new bond agreement. No updates from TAHD have been received regarding the septic installation. D. Truskauskas notes that everyone's concerns seem to be addressed in the ZEO's report except for the towns. T. Ouellette adds that the site seems to be stable for the most part. The thirty (30) days given to allow GRJH to respond to the Cease and Abate Order dated 10/5/11 has expired. The commission asks that ZEO Nelson contact TAHD for a follow up report on GRJH and to contact Atty. Steve Byrne requesting his attendance at the 11/28/11 Zoning meeting for legal advice on how to proceed with issuing fines against GRJH.

**6. REVIEW 2012 COMMISSION MEETING SCHEDULE.**

The commission agrees with the dates set for the 2012 meeting schedule.

**7. DISCUSS/REVIEW SIGN REGULATIONS, SECTION 11.**

The item will be placed on the next Zoning meeting agenda set for 11/28/11.

**8. COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

**9. ANY OTHER BUSINESS.**

None.

**10. CORRESPONDENCE.**

Confidential correspondence received from Atty. Steve Byrne in the matter of Lucas v HZC. Letter remains on file in the Land Use office.

**11. INVOICES.**

N. LaGanga **motioned** to approve an invoice from Atty. Steve Byrne for \$420.00 relating to the matter of Lucas v HZC, seconded by A. Buonocore. Motion passed unanimously.

**12. ADJOURN.**

A. Buonocore **motioned** to adjourn the meeting at 7:40 p.m., seconded by T. Ouellette. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator