

**ZONING COMMISSION MEETING**

**MONDAY, MARCH 28, 2011**

**TOWN HALL 7:00 P.M.**

Present: Chairman Ronald Sherlock, Peter Brazaitis, Nancy LaGanga, Anne Marie Buonocore, Alternate Judith Pleau, Land Use Coordinator Polly Redmond and ZEO Karen Nelson.

Absent: Todd Ouellette and Alternate Members Amy Calabrese and Robert Lavoie.

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

Chairman Sherlock called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member Judith Pleau also seated

**2. APPROVE MINUTES OF PREVIOUS MEETING: 2/14/11.**

A. Buonocore **motioned** to approve the minutes of the previous meeting, seconded by P. Brazitis. Motion passed unanimously.

**3. JOSEPH PILKINGTON – APPLICATION FOR NEW ENTRY/MUD ROOM AND EXTEND GARAGE TO CONSTRUCT THREE BAYS, 119 NORTH ROAD.**

Mr. Pilkington is present. A letter requesting a waiver of an engineered plan is received and read by Chairman Sherlock. A site plan titled Property/Boundary Survey dated May 2010 by Samuel Bertaccini, Jr. is reviewed. Proposed additions are hand drawn onto the survey by Mr. Pilkington. The addition will be approximately 60 feet to the side property line and 90 feet to the front property line. There is no Torrington Area Health approval as they have no record of the 1941 septic. The location is depicted on the site plan by Mr. Pilkington and located on the opposite side of the house and the proposed additions. The property is connected to the water line on North Road. P. Brazaitis **motioned** to grant the waiver of a required site plan, seconded by A. Buonocore. J. Pleau **motioned** to approve the application, seconded by A. Buonocore. Both motions passed unanimously.

**4. HENRY BLAZUK – APPLICATION FOR 18' X 25' GREAT ROOM AND 14' X 28' ADDITIONAL GARAGE BAY, 65 WAKE ROBIN LANE.**

No one is present to represent.

**5. COMPLAINTS/ENFORCEMENT ACTIONS: GRJH, SITE PLAN COMPLIANCE MATTERS, SUNOCO GAS STATION, 207 BIRGE PARK ROAD.**

ZEO Nelson informs the commission that there is no change in status for GRJH. The IWWC is still awaiting the submission of a completed site plan/as built. The matter of an unpermitted sandwich sign on the property will be taken up for discussion once the application for modifications to site plan approval comes before the Zoning Commission.

ZEO Nelson updates the commission on properties located at 4-10 South Road recently purchased by Brett Stone who is clearing trees on the property and plans to bring in "new business" according to a newspaper article Ms. Nelson read. She informed Mr. Stone to bring any proposals before the Zoning

Commission for possible change of use permits. TAHD should also be made aware of what the use of the properties and buildings shall be.

ZEO Nelson informs the commission that the First Selectman received an inquiry on 389 Valley Road, a long-standing commercial site located in a Country Residential zone. A neighbor had called with concerns on the amount of commercial vehicles on the site. Proximity to the Naugatuck River was also a concern. Ms. Nelson believes the activities at this property have been taking place for thirty plus years and that she has no jurisdiction to go on to the property and investigate or question anything. The Zoning Commission is in agreement with that as there seems to be no apparent change in use over the long period of years.

**6. ANY OTHER BUSINESS.**

Chairman Sherlock reminds commissioners of a 3/29/11 Workshop on State Conservation & Development Plan Update to be held in Goshen at 7:00 p.m. Topics will include 1) an overview of new Plan requirements; 2) discussion of local and regional priorities; 3) discussion of possible criteria for use in delineating boundaries of Priority Funding Areas; and 4) discussion of possible performance indicators to help measure progress in implementing the Plan.

**7. CORRESPONDENCE.**

None.

**8. INVOICES.**

Invoice from Atty. Steve Byrne for work done 2/4/11 – 2/17/11 in the matter of Lucas v HZC in the amount of \$4620.00.

Invoice from ZEO Karen Nelson for work done January – March, 4 hours for Zoning, in the amount of \$140.00.

N. LaGanga **motioned** to approve both invoices, seconded by A. Buonocore. Motion passed unanimously.

**9. ADJOURN.**

A. Buonocore **motioned** to adjourn the meeting at 7:45 p.m., seconded by N. LaGanga. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator