

**ZONING COMMISSION MEETING  
MONDAY, APRIL 11, 2011  
TOWN HALL 7:00 P.M.**

Present: Chairman Ronald Sherlock, Peter Brazaitis, Nancy LaGanga, Todd Ouellette, Anne Marie Buonocore, Amy Calabrese, Robert Lavoie, Judith Pleau and Land Use Coordinator Polly Redmond.

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

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

**2. APPROVE MINUTES OF PREVIOUS MEETING: 3/28/11.**

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

**3. JOHN & KATHLEEN GENTILE – APPLICATION FOR 24' X 36' GARAGE, 145 MEADOWVIEW DRIVE.**

Mr. & Mrs. Gentile are present. Plans by GM2 Associates dated October 2010 are reviewed. IWWC and TAHD approval and soil and erosion control permit are on file. P. Brazaitis **motioned** to approve the application with the condition that an as built will be required at the completion of the project, seconded by N. LaGanga. Motion passed unanimously.

**4. JARED BRADDOCK FOR PICKETT BROOK PROPERTY, LLC – APPLICATION FOR SINGLE FAMILY DWELLING, LOT #3, FOX HUNT WAY.**

Mr. Braddock is present to represent. Plans by Jones Engineering dated 3/11/2011 are reviewed. IWWC and TAHD approval, soil and erosion control permit and driveway opening permit are on file. N. LaGanga **motioned** to approve the application with the condition that the proposed Rain Garden as depicted on the plan and detailed on Sheet D1 of Fox Hunt Subdivision plans be installed prior to a Certificate of Occupancy being issued. P. Brazaitis seconded the motion and it passed unanimously.

P. Brazaitis **motioned** to add to the agenda **Mark Cardello, 11 Spring Hill Road, application for 16.6 x 32.6 inground swimming pool.** N. LaGanga seconded the motion and it passed unanimously.

Mr. Cardello is present and requests a waiver of an engineered site plan. A site plan he used in 2004 when house construction was applied for is provided with the location of the inground pool drawn in by Mr. Cardello. TAHD and IWWC approval received and on file. N. LaGanga **motioned** to accept and grant the waiver request, seconded by T. Ouellette. A. Buonocore **motioned** to approve the application, seconded by P. Brazaitis. Both motions passed unanimously.

Chairman Sherlock recuses himself at this time. P. Brazaitis will act as Chairman.

**5. PAUL DRESKIN – APPLICATION FOR 4' X 12' RAMP WITH 4' X 12' LANDING WITH STEPS AND 10' X 15' DECK, 36 BEACH DRIVE. VARIANCES REQUIRED.**

After reviewing a sketch showing the proposed steps and ramp, it was determined that a 25' side yard setback variance would be required through the Zoning Board of Appeals. T. Ouellette **motioned** to deny the application, seconded by N. LaGanga. Motion passed unanimously.

Chairman Sherlock returns as Chairman.

N. LaGanga **motioned** to add to the agenda **Brett Stone, South Road, informal discussion on use of property**, seconded by T. Ouellette. Motion passed unanimously.

Mr. Stone explains that he has recently purchased the property 2 and 4-10 South Road. Previous uses of the property include factory, antique shop, office space, consignment shop and storage. Mr. Stone is here tonight to just inform the Commission that he will be using the property for his office and storage only. TAHD approval has been received for buildings to be used for office and storage with no more than 8 employees allowed among the 4 buildings on the property. Mr. Stone will occupy Building 6, located at the end of the driveway, as his office and also the factory on the far right side of the property. There is a main house on the property as well as a small house to the left of the driveway. These buildings may be rented out in the future. The property is located in the Historical District and Mr. Stone has been in contact with Carole Romano, President of the Historical District Commission.

**6. COMPLAINTS/ENFORCEMENT ACTIONS.**

ZEO Karen Nelson's report is received. She notes there are no open issues.

**7. ANY OTHER BUSINESS.**

Discussion takes place on the rules and guidelines in handling complaints received into the Zoning Enforcement Officer's office. "Procedures on Enforcement" will be on the agenda for the next meeting to be held on April 25, 2011. ZEO Nelson's attendance is required.

**8. CORRESPONDENCE.**

None.

**9. INVOICES.**

Letter from Atty. Steven Byrne indicating he has not been paid for September 2010 work on the case of Lucas v HZC in the amount of \$660.00. The Land Use Coordinator will check with the Financial office.

**10. ADJOURN.**

P. Brazaitis **motioned** to adjourn the meeting at 7:50 p.m., seconded by N. LaGanga. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator