

**ZONING COMMISSION MEETING  
MONDAY, NOVEMBER 28, 2011  
TOWN HALL 7:00 P.M.**

Present: Peter Brazaitis, Nancy LaGanga, Todd Ouellette, Anne Marie Buonocore, Don Truskauskas, Alternate Member Robert Lavoie, Alternate Member Glenn Bradley, ZEO Karen Nelson and Land Use Coordinator Polly Redmond.  
Absent: Alternate Member Kevin Ferrarotti

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

Commissioner Peter 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 T. Ouellette.

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

Voting in favor to nominate T. Ouellette are D. Truskauskas and T. Ouellette. Opposed are

A. Buonocore, N. LaGanga and P. Brazaitis.

Peter Brazaitis is elected Chairman by a 3-2 vote.

N. LaGanga **motioned** to nominate Anne Marie Buonocore as Secretary, seconded by D. Truskauskas.  
Motion passed unanimously.

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

A. Buonocore **motioned** to approve the minutes of the previous meeting with a correction to Item 11, last sentence which should read: Motion passed unanimously **with D. Truskauskas abstaining from vote.**  
D. Truskauskas seconded the motion and it passed unanimously.

**4. JARED BRADDOCK FOR PICKETT BROOK PROPERTY, LLC – APPLICATION FOR SINGLE FAMILY DWELLING, LOT 1, FOX HUNT WAY, FOX HUNT SUBDIVISION.**

No one is present to represent.

**5. FRED PESCE – INFORMAL DISCUSSION, HELIPORT, 529 BURLINGTON ROAD.**

No one is present to represent.

**6. 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.

Atty. Steve Byrne arrives at 7:15 p.m.

**7. EXECUTIVE SESSION WITH ATTY. STEVE BYRNE AND ZEO KAREN NELSON – ENFORCEMENT PROCEDURES – GRJH/SUNOCO GAS STATION, 207 BIRGE PARK ROAD. REVIEW ORDINANCE 118, ORDINANCE ESTABLISHING CITATION PROCEDURES AND FINES.**

Chairman Brazaitis invites LUC Polly Redmond, ZEO Karen Nelson and Selectman Jon Truskauskas to remain for Executive Session and calls for Executive Session at 7:15 p.m.

The Commission exits out of Executive Session at 8:45 p.m.

A. Buonocore **motioned** to instruct Atty. Steve Byrne to send a letter to GRJH, Inc. outlining outstanding items required by the Zoning Commission in order to submit an application for modifications to an approved site plan, 207 Birge Park Road, and that GRJH is to comply within thirty (30) days. D. Truskauskas seconded the motion and it passed unanimously.

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

T. Ouellette **motioned** to table the item until the next meeting to be held on December 12, 2011, seconded by A. Buonocore. Motion passed unanimously.

9. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

10. **ANY OTHER BUSINESS.**

Commissioners are in receipt of a copy of information provided in the CT Weekly Agricultural Report regarding PA 11-188, An Act Authorizing Local and Regional Agricultural Councils. LUC Redmond informs the commission that the Planning Commission supports this Act and is writing to the Board of Selectmen asking them to form an Agricultural Committee. D. Truskauskas **motioned** to send a similar letter to the Board of Selectmen showing their support of this Act and stating their agreement with the Planning Commission's recommendation of forming an Agricultural Committee. T. Ouellette seconded the motion. Discussion took place on whether a motion should be made and voted on at this point without Zoning Commissioners reading PA 11-188 or seeing the letter written by the Planning Commission to the Board of Selectmen. It was agreed that the motion would be withdrawn and discussion will continue at the next Zoning Commission meeting on December 12, 2011. D. Truskauskas withdrew his motion with caveat that the item be placed on the next meeting agenda. T. Ouellette withdrew his second.

11. **CORRESPONDENCE.**

Letter from Atty. Steve Byrne is received updating the commission on Lucas v HZC.

12. **INVOICES.**

None.

13. **ADJOURN.**

D. Truskauskas **motioned** to adjourn the meeting at 9:10 p.m., seconded by T. Ouellette. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator