

ZONING COMMISSION MEETING
MONDAY, MAY 23, 2011
TOWN HALL 7:00 P.M.

Present: Chairman Ronald Sherlock, Peter Brazaitis, Todd Ouellette, Alternate Amy Calabrese, Alternate Robert Lavoie, Land Use Coordinator Polly Redmond and ZEO Karen Nelson (arriving at 7:30 p.m.)
Absent: Nancy LaGanga, Anne Marie Buonocore and Alternate Judith Pleau.

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 R. Lavoie seated for N. LaGanga.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/9/11.

P. Brazaitis **motioned** to approve the minutes of the previous meeting as amended: page 1, item 2: Add as a last sentence: "A. Calabrese refrains from voting due to her absence at the previous meeting."

3. JOHN STOLICNY/MARIE KNUDSEN – APPLICATION FOR 1200 S.F. ADDITION TO EXISTING HOME, 5 COVENTRY LANE.

Mr. Stolicny and Ms. Knudsen are present. Mr. Stolicny made application and submits a letter signed by Ms. Knudsen giving permission to apply. Site plan by Hrica Associates titled Improvement Location Survey dated 5/17/11 is reviewed. The proposed two-story addition will be located 61 feet to the front property line and approximately 140 feet to the east property line. IWWC approval and TAHD approval have been received. TAHD conditioned that the addition shall be used as non-habitable storage and can never be used as an accessory apartment. An as built will be required upon final construction. R. Lavoie **motioned** to approve the application, seconded by A. Calabrese. Motion passed unanimously.

4. DENNIS PERON – APPLICATION FOR 24' X 24' GARAGE AND 10' X 12' COVERED PORCH, 189 DELAY ROAD. VARIANCE GRANTED.

Mr. Peron is present. Plans by Berkshire Engineering dated 3/31/11 are reviewed. IWWC and TAHD approvals have been received. ZBA granted a variance on 5/11/11. R. Lavoie **motioned** to approve the application, seconded by T. Ouellette. Motion passed unanimously.

P. Brazaitis **motioned** to add: Shawn Boyne, 158 North Road to the agenda. **Application for 16' x 32' inground pool and request for waiver of engineered plan.** T. Ouellette seconded the motion and it passed unanimously.

Mr. Boyne is present. A2 site plan by Robert Isabelle, P.E., West Hartland, CT used for the construction of his house in 2003 is presented with the location of the proposed pool drawn in by Mr. Boyne. Setbacks are approximately 90 feet to the south side yard property line and approximately 127 feet to the north side yard property line. Rear yard setback is approximately 193 feet. Letter requesting waiver of engineered plan is read and remains on file in the Land Use office. IWWC approval has been received. TAHD approval is outstanding though Mr. Boyne has made application with that office. P. Brazaitis **motioned** to grant the request for a waiver of an engineered plan, seconded by T. Ouellette. P. Brazaitis **motioned** to approve the application with the condition that TAHD approval is received, seconded by T. Ouellette. Both motions passed unanimously.

5. **PROCEDURES FOR ENFORCEMENT.**

More edits were made to the list of Enforcement Procedures. ZEO Karen Nelson added input. Investigation Report remains the same. The Land Use Coordinator will make the changes and forward to the Board of Selectman, the IWWC and Zoning Commissioners. Item will be placed on the next Zoning agenda. IWWC will discuss at their June 6, 2011 meeting.

6. **COMPLAINTS/ENFORCEMENT ACTIONS.**

a) **GRJH, INC./SUNOCO GAS STATION, 207 BIRGE PARK ROAD.**

The IWWC is still waiting for an application. Item will be placed on the next Zoning Commission's agenda for 6/13/11.

b) **REVIEW OF COMPLAINT RECEIVED AGAINST 60 WESTLEIGH DRIVE.**

Mr. Rudek is present as he happened to be seeing the building inspector tonight and inquired whether he could attend the Zoning meeting for this discussion. Complainant Cathy Thomas, 46 Westleigh Drive, has written a letter to the Zoning Commission after calling in a complaint to the Land Use office. The LUC informed her during that phone conversation that the letter will be addressed at the next Zoning Commission meeting. Mr. Rudek addresses items outlined in the complaint letter stating that he is removing trees in order to create a yard and the backhoe being used is his personal property used for just such a purpose. The backhoe is never parked near the property line but it was last week because it broke down. Mr. Rudek states that he would never park it intentionally right on the neighbor's line. Storing of debris on the property line (rocks and tree limbs) is a temporary situation. Erosion problems were made known to John Fredsall, Highway Supervisor, and Wayne Johnson, Highway Foreman, who visited the site this morning after heavy rains. Mr. Fredsall informed the LUC that grade is an issue and Ms. Thomas' property is downhill from Mr. Rudek's. Mr. Rudek explains that once the grass comes in the runoff situation may be taken care of. The Land Use Coordinator will write to C. Thomas explaining that no action of this commission is required. The Land Use Coordinator also informed Mr. Rudek that the highway supervisor suggested beefing up erosion control measures in which Mr. Rudek agreed to do. LUC Redmond also reminds Mr. Rudek that an as built of the house and garage will be required once construction is completed.

7. **ANY OTHER BUSINESS.** None.

8. **CORRESPONDENCE.** None.

9. **INVOICES.** None.

10. **ADJOURN.**

P. Brazaitis **motioned** to adjourn the meeting, seconded by R. Lavoie. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator