

Present: Chairman Ron Sherlock, Peter Brazaitis, Nancy LaGanga, Todd Ouellette, Anne Marie Buonocore, Alternate Judith Pleau and Land Use Coordinator Polly Redmond Absent: Amy Calabrese, Robert Lavoie and ZEO Karen Nelson

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

Chairman Sherlock called the meeting to order at 7:00 p.m. and a quorum was established.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 6/27/11.**

N. LaGanga **motioned** to approve the minutes of the previous meeting pending verification by the Land Use Coordinator of item 4, line 4: "waiver of the required parking spaces was granted to GRJH". The motion was seconded by T. Ouellette and passed unanimously with P. Brazaitis and A. Buonocore refraining from vote due to their absence at the 6/27/11 meeting. (\*After researching the record, the Land Use Coordinator has found that no waiver of required parking spaces was ever granted.)

**3. GARY GIORDANO FOR WILLIAM PALUMBA – APPLICATION FOR SINGLE FAMILY DWELLING, 194 DELAY ROAD.** No one is present to represent.

N. LaGanga recuses herself from item 4 discussion.

**4. MATHES DEVELOPMENT – APPLICATION FOR SINGLE FAMILY DWELLING, 28 RIDGEWOOD DRIVE.**

Christopher Mathes, Mathes Development is present. Plans by Berkshire Engineering dated 6/3/11 are reviewed. IWWC and TAHD approvals have been received. Driveway opening permit and soil and erosion control permit are in place. T. Ouellette **motioned** to approve the application, seconded by P. Brazaitis. Motion passed unanimously.

N. LaGanga is reseated.

**5. JOHN & DENISE MALARNEY – AFTER THE FACT APPLICATION FOR SHED, 569 HILL ROAD.**

Mr. & Mrs. Malarney are present. ZEO Nelson issued a Notice of Violation dated 6/29/11 for construction of accessory structures without obtaining a zoning permit dated and instructed the Malarneys to attend tonight's meeting and submit a Zoning application. Application has been made with TAHD and they are awaiting approval. There are two sheds on the property; a 12' x 12' which was non-conforming and not meeting the front yard setback. This shed has been moved 60 feet back from the property line. An 18' x 14' shed is also lacking a permit and that structure meets setbacks to all property lines. There is a pool and deck that has been on the property for 12 years that conforms to setbacks. P. Brazaitis **motioned** to approve the application for 2 sheds, pool and deck with the condition that TAHD approval is received, seconded by N. LaGanga. Land Use Coordinator will sign off on application once TAHD approval is received.

**6. WILLIAM & EMILY STARR – AFTER THE FACT APPLICATION FOR SHED, 328 BIRGE PARK ROAD.**

Mr. Starr is present. ZEO Nelson issued a Notice of Violation dated 6/29/11 for construction of an accessory structure without obtaining a zoning permit and instructed Mr. Starr to attend tonight's meeting. Mr. Starr requests an extension to submit a Zoning application due to Torrington Area Health District requiring a \*B100a (\*the District requires on-site soil testing including percolation tests and deep test pits to determine the suitability of a site to support a septic system or for accessory structures set on concrete slab or any foundation that would disturb the soil.) Mr. Starr has contracted with Berkshire Engineering who will work with TAHD and provide a survey for the location of the 12' x 24' shed which houses two goats and 18

chickens. A 50 foot side yard setback is required for keeping of animals. The commission agrees to an extension to July 25, 2011 (next Zoning meeting date) for Mr. Starr to make application.

**7. INFORMAL DISCUSSION - PROCEDURES FOR ENFORCEMENT.**

Further revisions will be made and the item will be placed on the next Zoning meeting agenda of July 25, 2011.

**8. COMPLAINTS/ENFORCEMENT ACTIONS: GRJH, INC./SUNOCO GAS STATION, 207 BIRGE PARK ROAD.**

IWWC approved the application of GRJH on July 5, 2011 pending TAHD and State Health Department approvals. ZEO Nelson is to inform GRJH of the need to make application for modifications of prior Zoning approval.

**9. ANY OTHER BUSINESS.**

J. Pleau requests discussion of office hours for ZEO Karen Nelson and questions whether she could be available in the town hall for four hours per week. This would allow her time to conduct site visits as well. Chairman Sherlock will discuss the matter with First Selectman Chiaramonte. ZEO Nelson will be in attendance at the July 25, 2011 Zoning meeting where discussion will continue.

**10. CORRESPONDENCE.**

Letter from Cathy Thomas, 46 Westleigh Drive, has been received stating her disappointment on the outcome of the Zoning meeting held May 23, 2011 and her complaint against Ron Rudek, 60 Westleigh Drive. The commission will revisit the complaint at their July 25, 2011 meeting and the Land Use Coordinator will inform Ms. Thomas and Mr. Rudek to attend.

**11. INVOICES.**

None.

**12. ADJOURN.**

T. Ouellette **motioned** to adjourn the meeting at 8:00 p.m., seconded by P. Brazaitis. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator