

ZONING COMMISSION MEETING

MONDAY, JULY 25, 2011

TOWN HALL 7:00 P.M.

Present: Chairman Ronald Sherlock, Peter Brazaitis, Anne Marie Buonocore, Land Use Coordinator Polly Redmond and ZEO Karen Nelson

Absent: Nancy LaGanga, Todd Ouellette, Judith Pleau and Robert Lavoie

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 7/11/11.

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

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

No one is present to represent.

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

No one is present to represent. Mr. Starr left work in the Land Use office that he is still awaiting TAHD approval and this was confirmed by LUC Redmond via call to Bob Smith, TAHD Sanitarian.

5. GARY GIORDANO FOR WILLIAM PALUMBA – APPLICATION FOR SINGLE FAMILY DWELLING, 194 DELAY ROAD.

No one is present to represent.

6. NICHOLAS & DESIREE ASHBORN – APPLICATION FOR 28' X 36' ATTACHED GARAGE, 346 NORTH ROAD.

Mr. Ashborn is present. Plans by David Little, Licensed Land Surveyor, dated 7/14/11 are reviewed. Revised dimensions of the attached two-car garage with breezeway are 24' x 36'. IWWC and soil erosion control permit are in place. TAHD is reviewing but no approval has been received yet. P. Brazaitis **motioned** to approve the application with the condition that TAHD approval is received, seconded by A. Buonocore. Motion passed unanimously.

7. GRJH, INC./SUNOCO GAS STATION – APPLICATION FOR MODIFICATION TO APPROVED SITE PLAN, 207 BIRGE PARK ROAD.

No one is present to represent. ZEO Nelson informs the commission that she had been in touch with GRJH's engineer, Jason Dismukes, on 7/21/11 and informed him to attend tonight's meeting. Ms. Nelson mentions that the new store operators are now selling propane and that the storage of those tanks are located in a parking space. Mr. Dismukes was informed that the modified site plan needs to address all that has changed on the site and all that is being proposed. The in-service restaurant is no longer in use and tables have been removed but could be put back in once the deli is re-opened. GRJH has received TAHD approval and IWWC approval.

Item 9 is taken up for discussion prior to Item 8.

8. INFORMAL DISCUSSION - PROCEDURES FOR ENFORCEMENT

It is the census of the commissioners present tonight that the simpler, original *Procedures on Enforcement* written by LUC Polly Redmond will be used by the Zoning Enforcement Officer. Omission of the wording in bullet 3 and 4 “with no contact to the property owner until the information is brought to the land use board...” is suggested as commissioners believe the ZEO must be able to discuss matters with property owners. LUC Redmond will revise the procedures and bring it to IWWC and the Board of Selectmen for their review.

9. COMPLAINTS/ENFORCEMENT ACTIONS: LETTER OF COMPLAINT FROM CATHY THOMAS, 46 WESTLEIGH DRIVE, AGAINST RON RUDEK, 60 WESTLEIGH DRIVE.

Mr. and Mrs. Rudek are present. Cathy Thomas is not present. ZEO Karen Nelson visited the Thomas property tonight at 6:00 p.m. and was informed by Ms. Thomas that she would not attend tonight. Any boundary issues Ms. Thomas may have are considered a civil matter and the ZEO will not get involved. Mr. Rudek offers pictures of his property before seeding and after lawn growth as well as a photo of his newly constructed garage. They shall remain on file in the Land Use office. Mr. Rudek, as he explained at the 5/23/11 Zoning meeting, reiterated how he contacted Highway Supervisor John Fredsall and Highway Foreman Wayne Johnson to come out to his property when the Thomas complaint was first made regarding drainage problems after heavy rains. A. Buonocore states she drove by the site today and saw nothing requiring Zoning’s attention. Chairman Sherlock has seen the Rudek property as well and agrees there are no zoning issues. It is the census of the commissioners present tonight that there are no Zoning violations on the Rudek property.

10. ANY OTHER BUSINESS.

None.

11. CORRESPONDENCE.

None.

12. INVOICES.

None.

13. ADJOURN.

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

Respectfully submitted,

Polly Redmond
Land Use Coordinator