

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

May 6, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson and Alternate Commissioner O'Brien and Assistant Town Planner and Clerk. The meeting was called to order at 7:00 p.m. Town Council Liaison Charette was also present.

**PLEDGE OF ALLEGIANCE** (Led by Commissioner Donald)

Acting Secretary Doeg read the legal notice into the record.

Alternate Commissioner O'Brien was appointed to vote on behalf of Commissioner Tucker.

**NEW BUSINESS**

Sign Lite Inc. – 199 Scott Swamp Road

The applicant was not present for this sign application. The Commission requests the applicant be present and tabled the matter until the May 20, 2019 meeting.

Eileen & Paul Gombos – 21 Church Street

Accept application for special permit for Accessory Apartment with a living area of 900 sq. ft. at 21 Church Street, R20 zone and schedule public hearing (recommend hearing date of May 20, 2019).

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To accept the Eileen & Paul Gombos application for special permit for Accessory Apartment with a living area of 900 sq. ft. at 21 Church Street, R20 zone and schedule public hearing for May 20, 2019.

Beth Andrews – 4 Maplewood Road

Accept application for special permit to raise six hens at 4 Maplewood Road, R20 zone and schedule public hearing (recommend public hearing date of June 10, 2019).

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To accept the Beth Andrews application for special permit to raise six hens at 4 Maplewood Road, R20 zone and schedule a public hearing for June 10, 2019.

The Metro Realty Group, Ltd. – 97, 101, 103 South Road and 1, 11 Munson Road

Accept application for zone change from R40 to MORF zone, site plan review and the demolition of 5 existing residential structures at 97 South Road, 101 South Road, 103 South

Road, 1 Munson Road and 11 Munson Road and schedule public hearing (recommend public hearing date of June 10, 2019).

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To accept the Metro Realty Group, Ltd. application for zone change from R40 to MORF zone, site plan review and the demolition of 5 existing residential structures at 97 South Road, 101 South Road, 103 South Road, 1 Munson Road and 11 Munson Road and schedule public hearing for June 10, 2019.

### **PUBLIC HEARING**

#### **Lois Wadsworth – 107 Main Street**

Application for two-lot re-subdivision of 107 Main Street, R20 zone. *Continued from April 8, 2019 meeting. Continue until May 20, 2019.*

#### **Jennifer Vaverchak – 90 West District Road**

Application for special permit to raise 6 hens at 90 West District Road, R30 zone. Mrs. Vaverchak stated she did not realize she needed a special permit to raise hens. She has six hens and no roosters. The coop is located behind the house in a conforming location and there is a run for the chickens. Mrs. Vaverchak was agreeable to the standard conditions of approval; no roosters, no more than six hens at any time, the approval will be reviewed in one year for complaints and can become permanent at that time. The coop has no electricity or heat. There has been no negative feedback from neighbors.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:10 p.m.

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To approve the Jennifer Vaverchak application for special permit to raise 6 hens at 90 West District Road, R30 zone as submitted and on file in the Planning Office with the following conditions:

1. There shall be no roosters on the property;
2. There shall be no more than six hens at any one time and they shall be suitably confined;
3. The special permit shall be reviewed in one year and at that time the Commission will review any complaints concerning this use and can choose to revoke the special permit or make it permanent.

#### **Noel Carrier – 38 Cross Creek Lane**

Application for special permit to construct accessory structure greater than 700 sq. ft. at 38 Cross Creek Lane, R40 zone. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant. Mr. Carrier would like to construct a detached garage for his personal vehicles. Attorney Reeve provided an aerial of the properties on Cross Creek Lane noting the lot sizes are

larger than the zone requires. The garage will have clapboard siding and two dormers to match the style of the home. The special permit is required because the detached garage is greater than 700 sq. ft. The proposed location complies with the zoning regulations. No tree clearing is necessary to construct this garage. Attorney Reeve compared the proposed building with the adjacent properties to demonstrate the proposal is in keeping with the neighborhood. The applicant was asked if the dormers are decorative; for confirmation that the garage is for private vehicles only; no major repairs will be conducted in the garage; no part of the garage will be used as living area and that the only utility to the garage is electricity. The applicant responded the dormers are decorative, the garage is for private vehicles only, only routine vehicle maintenance will be done on site, the building will not be used for living area and electricity is the only utility to the garage.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:22 p.m.

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To approve the Noel Carrier application for special permit to construct accessory structure greater than 700 sq. ft. at 38 Cross Creek Lane, R40 zone as submitted and on file in the Planning Office with the following conditions:

1. The accessory structure is for personal use only and is not a living area;
2. Only routine maintenance of personal vehicles may be conducted on site;
3. Electricity is the only utility to be connected to the accessory structure.

#### Eileen & Paul Gombos – 21 Church Street

Application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 21 Church Street, R20 zone. Mr. Gombos would like to construct a second story addition over the existing garage area of his house. There will be no expansion of the footprint of the house on this side. A small addition approximately 150 sq. ft. on the ground level behind the house is also proposed. He presented the existing and proposed floor plans and elevations. Mr. Gombos provided a square footage comparison of the abutters to show his proposed expansion was comparable to existing homes in his neighborhood.

Peter Mastrobattista, 18 Church Street, spoke in support of the application and asked about runoff.

The public hearing closed at 7:34 p.m.

Upon a motion made and seconded (Doeg/O'Brien) it was unanimously

VOTED: To approve the Eileen & Paul Gombos application special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 21 Church Street, R20 zone as submitted and on file in the Planning Office.

Raymond L. Zacchera – 80 Woodruff Road

Application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 80 Woodruff Road, R20 zone. Mr. Zacchera would like to add a two-car garage with living space above to the existing house at 80 Woodruff Road. The garage would be constructed in front of the existing garage with a master bedroom suite above. Mr. Zacchera presented the floor plans and building elevations. The Commission asked some clarifying questions.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:43 p.m.

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To approve the Raymond L. Zacchera application for special permit for addition greater than 30% of existing finished living area and expanded home greater than 3,200 sq. ft. at 80 Woodruff Road, R20 zone as submitted and on file in the Planning Office.

Traci Stefanik – 21 Pinnacle Ridge Road

Application for special permit for selective clearing, selective timbering and approval of a replanting plan within the Ridgeline Protection Zone at 21 Pinnacle Ridge Road, R40 zone. Attorney Michael Romano, Romano Parker & Associates, represented Traci Stefanik, owner of 21 Pinnacle Ridge Road. Attorney Romano reviewed the history of the Cease & Desist in place for this parcel. Photos of the house were presented to show the deterioration of the house as a reason the trees were cut as they prevented the sunlight from reaching the house. Attorney Romano stated the trees were invasive and of poor quality. Approximately a foot or so of trunk was left in place to allow for advanced regeneration of the trees. A replanting plan was presented for the 115-foot clearing/view corridor. Attorney Romano commented on the number of trees, size of trees, and asked for input from the Commission regarding the planting plan. He offered to place a conservation easement on the ridgeline area to prevent future violations. The Commission asked for clarification on the timeline and the number of trees removed/cut down. A discussion ensued. The Commission requested additional photographs of the tree cutting.

There was no public comment in favor or in opposition to this application.

At 8:42 p.m. a motion was made and seconded (Doeg/Pogson) and it was unanimously

VOTED: To continue the Traci Stefanik public hearing to May 20, 2019.

**PLANNER'S REPORT**

316 Main Street

A building permit application has been received for a new tenant sign for State Farm at 316 Main Street. The sign panel size and location will not change. There is no illumination proposed for the sign.

Upon a motion made and seconded (Doeg/Donald) it was unanimously

VOTED: To approve the State Farm sign application for 316 Main Street as submitted.

838 Farmington Avenue (4 Eat and Drink)

The 4 Eat and Drink business at 838 Farmington Avenue is changing their name to “fork & fire”. With this change they would like to paint the sign panel black and install white letters with the new name. The overall size of the sign will not increase.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the sign application for 838 Farmington Avenue as submitted.

**MINUTES**

April 22, 2019 Meeting Minutes

Upon a motion made and seconded (Pogson/Donald) it was

VOTED: To approve the minutes of the April 22, 2019 meeting.

The meeting adjourned at 8:59 p.m.

*SJM*