



Town of Griswold



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**GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
GRISWOLD SENIOR CENTER**

**APPROVED MINUTES
JULY 10, 2017**

SALUTE TO THE FLAG

I. PUBLIC HEARING (6:30 PM)

1. Call to order:

Vice Chairman Courtland Kinnie called this public hearing to order on July 10, 2017 at the Griswold Senior Center at 6:30 p.m.

2. Roll Call

Present: Courtland Kinnie, Charlotte Geer, Erik Kudlis, Alternates Robert Parrette, Peter W. Zvingilas, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Martin McKinney, James Krueger, Alternate Tom Palasky

3. Determination of Quorum

Vice Chair C. Kinnie appointed R. Parrette to sit for J. Krueger and P. W. Zvingilas to sit for M. McKinney for this public hearing. There was a quorum for this public hearing.

4. Matter Presented for Public Comment

A. ZC 03-17 TOWN OF GRISWOLD PLANNING AND ZONING COMMISSION, 28 MAIN STREET, JEWETT CITY, CT. Text amendments to the Borough of Jewett City Zoning Regulations to 1) add new language to Section 7.1 "Permitted Uses"; 2) new language to Section 11.4 "Off Street Loading".

C. Kinnie asked M. Tristany to go through the changes for the commission. M. Tristany stated that for the record that this public hearing was duly noticed pursuant to CT State Statutes 8-3 and 8-3b and 8-7d. He stated that two notices were published in the Norwich Bulletin on June 23, 2017, and on July 6, 2017 and the proposed text changes were sent to SECCOG and NECCOG pursuant to state statutes. He stated that he received notification from SECCOG June 13, 2017 that the text amendments presented no adverse inter-municipal impact; he read the letter for the record. M. Tristany stated that he received an email from NECCOG from John Filchak stating that they had no comments. M. Tristany stated that he had no communications from the abutting towns.

M. Tristany explained Section 7.1 Permitted Uses showing the existing text in the Borough zoning regulations. He stated that we are adding the language: The Off-Street Parking and Loading Requirements for motor vehicles (Section 11 and The Site Plan Requirements (Section 13) do not apply to existing buildings in the C-Commercial District.

M. Tristany read Section 11.4 for the record regarding Off Street Loading. He stated that Section 11.4 will be removed in its entirety. He explained that this is straight forward and it has been discussed for the past two meetings. He asked for questions.

C. Kinnie asked if those were the total proposed changes to the Borough regulations. M. Tristany stated yes. C. Kinnie stated that this has been the topic of discussion for the last two meetings.

E. Kudlis asked if 13.4 will not be discussed at this time. C. Kinnie stated correct. M. Tristany stated yes; this section will be staying as is and explained that he received information from the Town Attorney who suggested that it should stay based on some court cases that have occurred.

C. Kinnie stated that upon his further review, the town attorney stated that it applied only to one section and was not a general waiver for "any" zoning regulations. M. Tristany explained that this waiver could apply to things such as landscaping such as the number of trees.

E. Kudlis stated that he had no other comments.

C. Kinnie asked if there were any other comments or questions from the commission members. C. Kinnie asked for comments from the public. There were no comments from the public.

C. Kinnie stated that if there are no further comments, he asked for a motion to close this public hearing.

MOTION: R. Parrette moved to close the public hearing for ZC 03-17. C. Geer seconded the motion. All were in favor. The motion was carried. The public hearing was closed at 6: 42 pm.

II. **PUBLIC HEARING (6:45 PM)**

1. **Call to order:**

Vice Chairman Courtland Kinnie called this public hearing to order on July 10, 2017 at the Griswold Senior Center at 6:45 p.m. C. Kinnie stated that as in the previous public hearing, this was properly noticed and that the legal notices were read into the record by Town Planner Mario Tristany.

2. **Roll Call**

Present: Courtland Kinnie, Charlotte Geer, Erik Kudlis, Alternates Robert Parrette, Peter W. Zvingilas, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Martin McKinney, James Krueger, Alternate Tom Palasky

3. **Determination of Quorum**

Vice Chair C. Kinnie appointed R. Parrette to sit for J. Krueger and P. W. Zvingilas to sit for M. McKinney. There was a quorum for this public hearing.

4. **Matter Presented for Public Comment**

A. ZC 02-17 TOWN OF GRISWOLD PLANNING AND ZONING COMMISSION, 28 MAIN STREET, JEWETT CITY, CT. Text amendments to the Town of Griswold Zoning Regulations to 1) remove Section 1.3 "Official Rulings"; 2) add to Section 21 Definitions for "Housing Unit"; 3) Change Section 11.8.2.2c "Front Landscaping Areas" from 4 inch caliper to 2 inch caliper.

C. Kinnie asked M. Tristany to go through the changes to the regulations before he opened this for discussion. M. Tristany stated that for the record the legal notice was duly noticed on June 23, 2017 and again on July 6, 2017. He stated that copies were sent to SECCOG and NECCOG and the contiguous town.

M. Tristany stated that historically there was an Official Ruling section in 1997; and it was expanded in 2009. He explained that this section has come back to haunt the commission and that applicants have used a previous official ruling to apply to a project since certain decisions were made, and that a decision should continue to be made.

He stated that this is straight forward. He explained that Section 1.3, Subsection 1.3.1, 1.3.2 and 1.3.3, 1.3.4 and 1.3.4 a– d will be removed in its entirety.

M. Tristany stated that the next item is the addition of the definition of a Housing Unit. He read the proposed definition for the record: a house, apartment, group of rooms, or single room occupied or intended for occupancy as separate living quarters.

M. Tristany stated that the last item is for a text change in the Landscaping Section 11.8.2.2c, and explained that in 1999, a 2 inch caliper size for a tree 6 inches above the root ball had been used; he stated that at the

time, a member of the commission who owned a landscaping business suggested that a 4 inch caliper size tree should be used and that size was adopted.

M. Tristany explained that there were a problem using a 4 inch caliper tree since it has a large root ball that is about 1000 lbs. which makes it difficult to handle on a site and that that size tree has difficulty surviving the installation. He stated that the 2 inch caliper above the root ball is more successful and that it is between 9 and 15 feet tall depending upon the type of tree.

E. Kudlis stated that it is hard to get a 4 inch caliper tree locally since most of the nurseries do not have them and they must be imported from another state. M. Tristany stated that those were the three changes to the town regulations and that these have been discussed for the past two months by the commission.

C. Kinnie asked for any questions or comments.

E. Kudlis state that most towns have 2 inch caliper tree size in their regulation so this is nothing that is extraordinary.

R. Parrette stated that having at least a 2 inch caliper; and in the regulations, there was a range of 10 ft and 12 ft for height, and he was concerned if the height mattered based on the minimum diameter. C. Kinnie asked if R. Parrette wanted to address the difference in height. R. Parrette stated that as a builder, E. Kudlis would know if it was detrimental or not. E. Kudlis stated that it varies with the type of tree it is; some are naturally tall; and others are shorter but they are flowering or have other qualities that are esthetically appealing. E. Kudlis stated that there wasn't a town where he has worked that says the tree was 6 inches too short. C. Kinnie asked M. Tristany if he thought the 10 -12 foot distinction in re regulations as a problem. M. Tristany stated no.

C. Kinnie asked for other questions from members. He asked for comments from the public concerning these changes to the Griswold Planning and Zoning Regulations. P. Zvingilas asked that they go over the definition of Housing Unit. C. Kinnie read the definition for the record. P. Zvingilas stated that if he has a raised ranch and occupying the top floor and then he constructs a kitchen and a bathroom and a bedroom downstairs for my son to live in, we are still one family; but would it be considered two housing units? C. Kinnie stated that you have created an apartment attached to the house and created a new living space. P. Zvingilas stated why can't there be two kitchens, two bathrooms and bedrooms in one house without it being considered an apartment; it is living space for the same family. C. Kinnie stated that an in-law apartment it is attached to the same structure with separate ingress and egress inside. P. Zvingilas stated that it has a separation between them. E. Kudlis stated that a lot of homes have put in another kitchen and a bathroom with a game room in a house.

M. Tristany stated that the definition of a housing unit is a house. E. Kudlis asked if P. Zvingilas saw a problem with this. P. W. Zvingilas stated that there needs to be a separation and with separate means of egress from the outside of the building to be another housing unit.

C. Kinnie asked for questions or comments. Dave Vieaux, 59 Leha Avenue, asked if this definition was setting up a situation where 3 bedroom homes were partitioned off and housing 12 to 15 families in it; and each partition was considered a housing unit. He asked if this is a similar situation with this change. D. Vieaux stated that so it would need a separate kitchen, bathroom and separate entrance to be a housing unit. C. Kinnie stated right. M. Tristany stated that Montville does not have a regulation for those homes and that they were done illegally; and Montville has been fighting it.

C. Kinnie asked for other comments or questions from the public.

C. Kinnie asked P. Zvingilas if he was satisfied with the housing unit definition. P. Zvingilas stated that he will use the board's interpretation. C. Kinnie asked for other comments or questions from members. He asked for comments or questions from the public.

C. Kinnie stated that if there are no further comments or questions and no other information to be entered; he entertained a motion to close the public hearing

MOTION: R. Parrette moved to close this public hearing. C. Geer seconded the motion. All were in favor. The motion was carried. The public hearing was closed at 6: 59 p.m.

III. REGULAR MEETING (7:00 P.M.)

1. Call to order:

Vice Chairman Courtland Kinnie called this regular meeting to order at 7:00 p.m. on July 10, 2017 at the Griswold Senior Center.

2. Roll Call

Present: Courtland Kinnie, Charlotte Geer, Erik Kudlis, James Krueger Alternates Robert Parrette, Peter W. Zvingilas, Town Planner Mario Tristany, ZEO Peter Zvingilas, Recording Secretary Donna Szall

Absent: Martin McKinney, James Krueger, Alternate Tom Palasky

3. Determination of Quorum

Vice Chair C. Kinnie appointed R. Parrette to sit for J. Krueger and P. W. Zvingilas to sit for M. McKinney. There was a quorum for this regular meeting.

4. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of June 12, 2017.

C. Kinnie asked for corrections or omissions. C. Kinnie stated that he saw one thing but did not mark it but it did not change the intent. R. Parrette cited corrections on page 2, second paragraph regarding a missing word describing "waiver"; on page 2 it reads as, should it read at; and on page four, the additional business it reads "this relates to farming". R. Parrette asked what relates to farming. D. Szall will check it. R. Parrette stated that it reads that it should go to the commercial; should it read commission. D. Szall stated that she will check it.

C. Kinnie asked for a motion to table the minutes to the next meeting so the minutes can be reviewed.

MOTION: R. Parrette moved to table the minutes to the next regular meeting to review the minutes. P. W. Zvingilas seconded the motion. There were 3 aye votes and 1 abstention by E. Kudlis. The motion was carried.

5. Correspondence and Attachments

There was discussion of this matter.

6. Matters Presented for Consideration

A. **ZC 03-17 TOWN OF GRISWOLD PLANNING AND ZONING COMMISSION, 28 MAIN STREET, JEWETT CITY, CT.** Text amendments to the Borough of Jewett City Zoning Regulations to 1) add new language to Section 7.1 "Permitted Uses"; 2) new language to Section 11.4 "Off Street Loading". Subject of scheduled 6:30 pm. public hearing.

C. Kinnie stated that this was the subject of a prior public hearing at 6:30 this evening in this room. He asked members if they had any questions for staff. C. Kinnie asked what the commission wanted to do with this item.

MOTION: E. Kudlis moved to approve ZP 03-17 Town of Griswold Planning and Zoning Text Amendments to the Borough Zoning Regulations as written. R. Parrette seconded the motion. All were in favor. The motion was carried.

B. **ZC 02-17 TOWN OF GRISWOLD PLANNING AND ZONING COMMISSION, 28 MAIN STREET, JEWETT CITY, CT.** Text amendments to the Town of Griswold Zoning Regulations to 1) remove Section 1.3 "Official Rulings"; 2) add to Section 21 Definitions for "Housing Unit"; 3) Change Section 11.8.2.2c "Front Landscaping Areas" from 4 inch caliper to 2 inch caliper. Subject of scheduled 6:45 pm. public hearing.

C. Kinnie stated that this was a prior public hearing at 6:45 pm. this evening in this room. He asked the commission members if they had any questions for staff.

M. Tristany explained that an effective date was needed for the first motion and suggested August 1, 2017 as the effective date. **MOTION:** E. Kudlis amended his motion to include the effective date of August 1, 2017 for ZC 03-17. R. Parrette amended his second. All were in favor. The motion was carried.

C. Kinnie, again, asked members if they had any questions for staff regarding ZC 02-17 Text amendments to the Griswold Zoning Regulations that were discussed at a prior public hearing at 6:45 in this room.

MOTION: E. Kudlis moved to approve ZC 02-17 Text Amendments to the Town of Griswold Zoning Regulations as written with an effective date of August 1, 2017. C. Geer seconded the motion. All were in favor. The motion was carried.

C. Kinnie turned the meeting over to Chairman M. McKinney who arrived at 7:10 pm.

C. ZP 06-14 KARAKATSANIS, PAVLOS, 5 ARTHUR'S WAY, GRISWOLD, CT. Renewal of a Home Occupation for a Federal Firearms License. Property is zoned R-60.

M. McKinney stated that this is for a renewal of a home occupation for a Federal Firearms License. He asked if there was someone to represent the application. M. Tristany stated that Pavlos Karakatsanis was here. M. Tristany explained that this is a renewal for a home occupation to acquire a Federal Firearm License for Section 11.7 of the Griswold Zoning Regulations. He stated that the applicant submitted his hours of operation as by appointment only. He stated that the Federal government has strict requirements for granting a Federal Firearms license. M. Tristany stated that the site plan shows two additional parking spaces for the home occupation. He stated that this is a straight forward renewal of a home occupation and he had not received any complaints for this home occupation.

R. Parrette stated that the application is signed by the applicant; but it is not signed by the homeowner. M. McKinney asked P. Karakatsanis to sign his application as the homeowner. P. Karakatsanis signed his application. M. McKinney asked members if they had any questions for the homeowner or from staff. He asked for a motion.

MOTION: E. Kudlis moved to approve ZP 06-14 renewal of a home occupation for a Federal Firearms license as written. C. Kinnie seconded the motion. All were in favor. The motion was carried.

Pavlos Karakatsanis thanked the commission.

D. ZP 20-08 MIELDZIOC, STANISLAW & TERESA, 290 PRESTON ROAD, GRISWOLD, CT. Renewal of a Home Occupation for custom embroidery. Property is zoned R-80.

M. McKinney asked if the applicant was present. Stanislaw and Teresa Mieldzioc were present. M. Tristany stated that this is a renewal of a home occupation for the past eight years. There have been no complaints from neighbors or the general public and should be renewed for another 3 years. M. McKinney stated that there is a description of the home occupation and a site map. There was discussion of this matter of the date of the application with an addition of a copy of the new application. M. McKinney asked for a motion for a renewal of the application dated June 24, 2017.

MOTION: E. Kudlis moved to approve ZP 20-08 renewal of a home occupation for custom embroider for the application submitted. C. Geer seconded the motion. All were in favor. The motion was carried.

E. SUB 02-17 OSGA, JOHN, JR. & CAROL A., 46 SAM CHIKAN RD, GRISWOLD, CT. Requesting approval of a one lot subdivision consisting of 1.84 ± acres. Remaining 75.7 acres of agricultural lands. Property is zoned R-80.

Demian Sorrentino, ACIP, and Soil Scientist to represent John and Carol Osga for an application for a 1 lot subdivision located at 46 Sam Chikan Road and Bethel Road; also present is Jacob Faulise, project engineer. D. Sorrentino read a letter from the Inland Wetlands Commission dated June 29, 2017 that there were no wetlands on the property at 46 Sam Chikan Road. He submitted this for the record. He read a letter from Al Gosselin, Uncas Health District dated June 29, 2017 that the lot meets the minimum sewage disposal requirements of the State Public Health Code. He submitted a copy of this letter for the record.

D. Sorrentino explained the compilation plan that shows the location of the proposed lot that shows the details of the property, the non-delineated wetlands. He stated that there had been a free split parcel, lot 1 to

Robert Sajkowicz from the parent parcel. D. Sorrentino stated that the proposed lot is the third lot from this parcel and so requires subdivision approval. D. Sorrentino explained the dedicated land to the Town for a right of way within 25 feet of the center line of Bethel Road and Sam Chikan Road. He explained that the lot owned by William & Debra Maxeiner was taken out prior to subdivision regulations and does not have land dedicated for the town right of way.

M. McKinney asked how the parcel that does not have dedicated land to the town will affect the future widening of the road. M. Tristany stated that the town would have to acquire the land at that point in time. D. Sorrentino stated that the town would ask the property owner for land from that lot to widen the road.

D. Sorrentino stated that the remaining land of 73.8 acres is labeled as remaining agricultural land and not labeled lot 2 since no testing was done on this land. He stated that this is not an approved lot and will require additional subdivision approval. He stated that the property owner intends to keep this land in agricultural production. He stated that he wanted this information on the record.

D. Sorrentino explained Sheet 3 that shows the actual plot plan for zoning and building permits, and for approval of the septic design. He explained that a portion of the stone wall will be removed for sight line issues and that some trees will be removed for sight line issues. He stated that the house is located centrally on the lot with a proposed well in front and the proposed septic system behind the house. He stated that there is an anti tracking pad for the proposed driveway during construction.

He explained Sheet 4 showing the erosion and sedimentation controls for the wetlands that are located at the back of the hay field of the property. P. Zvingilas stated that there is a section in the Subdivision Regulations that says something about not labeling the land as "remaining lands". P. Zvingilas asked if agricultural land was an exception to the subdivision regulations. D. Sorrentino stated that this is their contention which is based on the State General Statutes by which the subdivision regulations are in compliance. He stated that no percolation testing has been done on this agricultural land so it is not a lot. E. Kudlis stated that this is residual land. P. Zvingilas stated that the commission did not want remaining land to be designated as "remaining land" even if it is in agricultural use. There was discussion of this matter.

M. Tristany read Section 2.5 for the record: Section 2.5 Review of "Free-Split" lot documentation by Zoning Enforcement Officer and/or Town Planner. In order to avoid possible nonconformance to the zoning regulations, or to avoid the creation of illegal lots which would require some subdivision or re-subdivision processes under these Regulations, no division of property, by map or deed, should be filed on the land records without compliance with this Section. Owners or their agents should certify by letter, the owner's basis for their entitlement for a "free-split" designation; and documentation including the status of the land prior to March 1971; and including the dimensions of the current parent parcel and "free split" parcel; and including the owners' or their agent's certification that the division is in compliance with zoning and subdivision regulations. The site plan for any "free-split" should not contain any notes indicating "remaining land" or other comparable wording for a parcel that does not comply with the Zoning Regulations of the Town of Griswold and these Regulations. M. Tristany stated that there is enough land there that it complies with the R-80 zone. There was discussion of this matter including that Section 2.5 was to keep free split lots zoning compliant.

D. Sorrentino stated that he can add a note that development of this lot requires subdivision approval; not an approved building lot. He stated that he cannot put lot 2 without doing percolation testing; it cannot be subdivided without further tests. M. McKinney asked D. Sorrentino to put a note on the plan "development of the remaining land requires subdivision approval". D. Sorrentino will add this note to the plan.

R. Parrette asked what the length of the site line on either side of the driveway was. He asked how much of the wall will be removed. D. Sorrentino stated that the sight line is 80 feet; 40 feet on either side of the driveway. R. Parrette stated that we were talking about wall preservation at the PoCD meeting. M. McKinney stated that for a subdivision on Route 201, the commission made them move the stone wall back for the sight line and to preserve the stone wall. E. Kudlis asked if there was an issue with the sight line. D. Sorrentino stated yes, the 80 ft of wall and those trees that will be removed for a better sight line. There was discussion of this matter.

D. Sorrentino stated that he can ask the property owner if he would reconstruct the stone wall behind the sight line and angle it in toward the driveway.

M. McKinney asked for other questions from commission members of the applicant.. M. Tristany stated that this was straight forward. M. McKinney asked for a motion with the added language that the remaining land cannot be developed without subdivision approval.

MOTION: E. Kudlis moved to approve SUB 02-17 Osga, John, Jr. and Carol A., 46 Sam Chikan Road approving the 1 lot subdivision pursuant to the plans submitted on record subject to the condition that a note be inserted that the remaining land cannot be considered a building lot without subdivision approval. C. Geer seconded the motion. All were in favor. The motion was carried.

10. Additional Business

A. Discussion and possible action for proposed farming regulations changes recommended by the Town Attorney.

M. McKinney asked M. Tristany to go over this. M. Tristany stated that Peter had requested this from the town attorney. P. Zvingilas stated that he has not heard from the town attorney. M. McKinney asked for a motion to table this matter to the next meeting.

MOTION: R. Parrette moved to table this to the next regular meeting. C. Kinnie seconded the motion. All were in favor. The motion was carried.

11. Old Business

There was no old business.

12. New Business

M. Tristany stated that Brie Osga was before the commission a few months ago for her home occupation zoning permit; and that she had let the original home occupation lapse. He explained that he received an e-mail from Brie Osga outlining what she wanted to do regarding her home occupation. He read the email from Brie Osga for the record. He submitted copies of this email to commission members. M. Tristany explained that he sent her an email asking for more information which he read for the record: 1) What would be the frequency of the kitchen rental and what her preference was; 2) Hosting small events: a) Farm dinners, how often and the maximum number of attendees; b) Cooking classes, how often and the maximum number of students; c) Intimate Gatherings, whether it was the same as small events and if not what the difference was; d) that parking would be required on site that depended on the numbers in attendance and where the parking would be located; and that a detailed site plan would probably be required showing parking areas.

C. Geer asked how many acres she has. M. Tristany stated that she has over five acres and meets the definition of a farm. C. Kinnie stated that he thought she had ten acres of land. M. Tristany stated that she has two horses. M. McKinney stated that it sounds like she wants to do a lot with her home occupation. M. Tristany stated that to date, he has not heard back from her for answers to his questions. R. Parrette asked when does it become a restaurant. M. Tristany stated that she has a commercial kitchen; she does not have a facility for sit down dinners. He explained that she wants to have an outdoor venue such as a tent that was his understanding. C. Kinnie stated that if the dinners are limited to the house, it will limit the amount of people. P. Zvingilas stated that he thought that the house was a two family house.

M. McKinney stated that we need more information regarding this and that we cannot make any decisions until we get some answers to our questions. E. Kudlis asked when M. Tristany responded back to her. M. Tristany stated he responded to her email the same day. E. Kudlis stated that it has almost a month since we have heard from her.

M. Tristany read for the record the definition of a farm which she meets; but not the definition of a commercial farm. He stated that P. Zvingilas was concerned what the magnitude of a commercial farm was to be considered a commercial farm. There was discussion of this matter. M. McKinney stated that he was concerned for the numbers of people and the parking. R. Parrette asked how it meets the definition of a commercial kitchen. P. W. Zvingilas stated that in order to sell and market goods as farmers markets and the like; you must have a commercial kitchen; you cannot use a home kitchen.

M. McKinney stated that we need more clarification. R. Parrette asked if there are clear regulations regarding home occupations. D. Szall stated yes. He asked for a motion to table this for further information from Brie Osga.

MOTION: E. Kudlis moved to table this to the next regular meeting; C. Kinnie seconded the motion. All were in favor. The motion was carried.

E. Kudlis stated that we have no application and that staff must follow up on this matter. M. Tristany stated that we don't have an application that she can file; because she must expand the home occupation. C. Geer stated that she must meet health codes and fire codes and building codes.

E. Kudlis withdrew his motion. C. Kinnie withdrew his second. M. McKinney asked M. Tristany to follow up with another letter to Brie Osga.

R. Parrette stated that he downloaded the zoning regulation and on page 50 there was numbers 11.19.2 then it went to 11.9.3. And that it should be 11. 19.3. D. Szall will change it and send it to be changed on the website.

13. Reports from the Enforcement Officer

P. Zvingilas has questions about a road side stand for people who want to put up a tent to sell extra vegetables and next year she wants to use a building for a road side stand; she will put up a sign to sell vegetables from her property. M. McKinney stated that this is like a yard sale. P. Zvingilas stated that it is not a big deal; he can bring the complaints to the commission. M. McKinney stated that if we get any complaints, we will deal with the complaints when they come in. He stated if she wants to do anything else, she needs an application. P. Zvingilas stated that he advised her of that and stated that he wanted to bring it to the commission's attention if there are complaints.

P. Zvingilas stated that he had to reissue the complaint against the chickens on 13 Stott Road. He stated that the cease and desist for 1451 Hopeville Road, the person is in the process of processing his livestock so the chickens numbers are going down. P. Zvingilas stated that he will contact Atty. Branse on the farm regulations.

R. Parrette asked about the lady with the shed to sell vegetables from her back yard, are there regulations for this. D. Szall stated that this would be a home occupation and she was given a home occupation application to take home with her.

M. McKinney asked for any other business.

E. Kudlis asked about the Aspinook Hydro. D. Szall explained that they are renewing their permit for the hydroelectric dam and it is informational. M. Tristany stated that the public hearing will be at the town hall at the end of July.

P. Zvingilas stated that Pleasant View is completing the water and sewer connections and they will be starting their foundations. He stated that the poles on Route 138 are higher in preparation for the solar farm. M. Tristany stated that the solar farm will start construction in the fall or early spring.

P. Zvingilas stated that the gas line is being installed on Route 12 and it will go down Lily Pond Road. M. McKinney stated that the gas line will not be on Main Street until next year. There was discussion of this matter.

14. Adjournment

M. McKinney asked for a motion to adjourn. C. Kinnie moved to adjourn. R. Parrette seconded the motion. All were in favor the meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary