

**GRISWOLD PLANNING & ZONING COMMISSION  
PUBLIC HEARING & REGULAR MEETING  
MINUTES**

**MAY 14, 2007**

**GRISWOLD TOWN HALL**

**I. PUBLIC HEARING (7:00 P.M.)**

**1. Call to order:**

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 7:45 p.m.

**2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Secretary John Schumaker, Members Daniel DeGuire, Martin McKinney, Alternates Courtland Kinnie, ZEO Peter Zvingilas, Town Planner Carl Fontneau, Recording Secretary Donna Szall

**Absent:** Alternate John Taylor

**3. Determination of Quorum:**

D. DeGuire recused himself from this public hearing. G. Rooke-Norman appointed Courtland Kinnie to sit for D. DeGuire. There was a quorum for this public hearing.

**4. Matter Presented for Consideration:**

**A. ZC 01-07 Rogoff, Harvey, Suite 400, 131 Jericho Tpke, Jericho NY.** Applicant requests approval of a text amendment to add an exception to Section 2.2.6.13.1 to allow for storage of recreational vehicles and watercraft as an accessory use to a self-storage facility and to add a definition of self-storage facility as Section 21.27.

G. Rooke-Norman asked if there was anyone here representing the applicant.

John Faulise, Boundaries, LLC was present to represent the applicant Harvey Rogoff. He explained that last month at the opening of this public hearing, there was discussion of suggested changes or clarification issues on the application as submitted. He submitted a revised text to account for some of the discussion to the Commission.

J. Faulise explained the changes to section 21.27 the last line was eliminated as recommended by the Town Planner that identified prohibitions of storage of vehicles, and no changes to 2.2.6.23.1. He stated that in discussion last month, the term recreational vehicle was broad and concerns that the term would be used to store items that are not recreational. He submitted the

State statute that defines recreational vehicles to the Commission. He read the State statute for the record. He explained the changes he made to the definition of recreational vehicle would include camper, camp trailer and motor home classes of vehicles.

J. Faulise stated that last month there was discussion that this language does not appear in the 1993 or the 2006 zoning regulations. He stated that it may keep vehicles from the high density areas.

M. McKinney asked what would keep someone from living in the camper. J. Faulise stated that there are regulations at the storage facility that keep them unoccupied. He stated that the storage is to be large enough to accommodate the vehicles and there would be no access as they would be stored close together.

P. Zvingilas stated that it would be classified as a junk yard, and explained that where does it say that the vehicles must be registered, or it could be considered a junk yard. P. Zvingilas read 21.18 definition of junk yards. J. Faulise stated that the owner could not monitor whether the vehicles are registered. There was discussion of this matter including limiting the number of recreational vehicles.

M. McKinney asked the number of spaces on the lot for recreational vehicles. C. Fontneau stated that the number of lots could not be specifically stated in a text change application and cited some examples.

G. Rooke-Norman stated that with the storage in Griswold, the approach would be universal and she was concerned with the screening and buffering. She was also concerned that there is not usually someone on site and the Commission would be going against the hard work which would grow out of control as well as the expense to police this type of storage. There was discussion of this matter.

P. Anthony suggested more time would be needed by this board to take more time to analyze the requirements for storage outdoor facilities and the expense to regulate this. J. Faulise stated that the applicant created this idea to have outdoor facility and he explained that this was an alternative for people to store recreational vehicles.

G. Rooke-Norman stated that this is a generic zoning text change and that the applicant owns a storage facility and has done a good job with this facility. P. Anthony stated that with the mobile homes and with existing storage facilities that once the door is open that there is the chance that something could happen. There was discussion of this matter.

J. Schumaker stated that he was concerned with the future facilities where there could be a problem. M. McKinney stated that he didn't have a problem with this application, but that he did have a problem with thirty and suggested 5 to 8 recreational vehicles. C. Kinnie stated that the language should have a percentage of lot coverage that would apply to all storage facilities and a hypothetical model is needed. There was discussion of this matter.

G. Rooke-Norman stated that as this text is written that more restrictive clauses cannot be added and cannot go beyond this text. There was discussion of this matter.

She asked if there was anyone to make a comment or observation in regard the proposal that is the subject of the public hearing.

J. Faulise stated that he will withdraw the application and after the close of the public hearing and during the regular meeting we will submit a withdrawal request if this was acceptable to the Commission. There was discussion of this matter.

G. Rooke-Norman asked for a motion to close the public hearing. P. Anthony made a motion to close the public hearing. J. Schumaker seconded the motion. G. Rooke-Norman asked for the vote. All were in favor. The motion was carried. G. Rooke-Norman closed the public hearing at 8:13 p.m.

## **II. REGULAR MEETING (8:00 P.M.)**

### **1. Call to order:**

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 8:13 p.m.

### **2. Roll Call:**

**Present:** Chairperson Gail Rooke-Norman, Vice Chairperson Philip Anthony, Secretary John Schumaker, Members Daniel DeGuire, Martin McKinney, Alternate Courtland Kinnie, Town Planner, ZEO Peter Zvingilas, Recording Secretary Donna Szall

**Absent:** Alternate John Taylor

### **3. Determination of Quorum:**

### **4. Approval of Minutes:**

- A. Approval of Minutes of Public Hearing of April 23, 2007.
- B. Approval of Minutes of Regular Meeting of April 23, 2007.

G. Rooke-Norman asked for approval of the minutes of April 9, 2007. P. Anthony so moved. J. Schumaker seconded the motion. All were in favor. The motion was carried.

### **5. Correspondence and Attachments:**

- A. Letter dated April 17, 2007 to Ellen DuPont, Town Clerk from Louis E. Steinbrecher, Secretary, North Stonington Planning & Zoning Commission regarding notification of a proposed regulation text amendment and zone change.

G. Rooke-Norman asked C. Fontneau if this was for a subdivision. C. Fontneau stated that he believed so. She asked C. Fontneau if he had checked it out. He stated that he has not looked at the site plan yet. G. Rooke-Norman asked if a site plan was sent. C. Fontneau stated that he didn't believe they did, just a notice of the public hearing. He stated that he would call North Stonington to find out if it is likely to be an issue of inter-municipal concern if the Commission would like him to. G. Rooke-Norman directed C. Fontneau to do so to determine the closeness of the subdivision to the border and impact our back roads.

B. Letter dated April 18, 2007 to the Zoning Commission from J.R. Normand Sylvestre regarding junk yard and Public Act No. 96-167.

G. Rooke-Norman stated that everyone received a copy.

6. **Matters Presented for Consideration:**

A. **ZC 01-07 Rogoff, Harvey, Suite 400, 131 Jericho Tpke, Jericho NY.** Applicant requests approval of a text amendment to add an exception to Section 2.2.6.13.1 to allow for storage of recreational vehicles and watercraft as an accessory use to a self-storage facility and to add a definition of self-storage facility as Section 21.27.

G. Rooke-Norman stated that this was in regard to a text amendment to allow storage of recreational vehicles and watercraft in a self-storage facility that was the subject of a prior public hearing that ended this evening. J. Schumaker made a motion to table this to the next regular meeting. There was discussion of this matter. D. DeGuire seconded the motion. All were in favor. The ayes carry.

B. **SUB 05-07 Henn, James P., 30 Main Street, Apt. G., Jewett City, CT. Property Location: 330 East Main Street & December Drive, Griswold.** Applicant requests approval of a 2-lot subdivision consisting of 3.33 acres to connect into existing public water with on-site septic system. The subject property is located in the R-20 zoning district.

G. Rooke-Norman asked if there was anyone to represent the applicant.

Mark Sullivan was here to represent the applicant, Mr. Henn. He submitted copies of revised plans to the Commission. G. Rooke-Norman asked if this was a re-subdivision. M. Sullivan stated no and explained that it was subdivided in 1961 prior to any zoning.

M. Sullivan explained the subdivision of two parcels and showed where the property was located across from Ashland Pond past Monroe Street. He stated that there is public water but that it requires a septic system and that the lots are just over 40,000 s.f. He stated that it is a family subdivision. M. Sullivan explained the wetlands, the topography and a conceptual layout for the house. He stated that the layout was the only location on which the house can be built.

M. Sullivan explained that the Wetlands Commission asked for a drainage easement to be reviewed by the Town attorney. There was discussion of this matter.

G. Rooke-Norman asked for questions from the Commission. M. McKinney asked if it met with the regulations. M. Sullivan stated yes. G. Rooke-Norman asked if it was an engineered system. M. Sullivan stated yes. C. Fontneau asked if there was an easement to the town for the stormwater pond. M. Sullivan showed C. Fontneau where the easement was on the plan. There was discussion of this matter.

D. DeGuire asked if the wetlands would flow in on the house. M. Sullivan explained how the water would flow on the site to a larger wetland. J. Schumaker asked if the septic system was for a duplex. M. Sullivan stated that it was for a single family. There was discussion of this matter including needing twice the acreage for a duplex.

C. Fontneau stated that the application was zoning compliant.

D. DeGuire asked about the perc tests 1, 2, and 5. M. Sullivan showed where the perc tests were located. D. DeGuire asked if the house would be raised up and if fill will be brought in. There was discussion of this matter including the elevations and type of house to be built.

G. Rooke-Norman asked for other questions. C. Kinnie asked P. Zvingilas if there were sight lines for the lots on Rte 201. P. Zvingilas stated yes and that it was clear to the corner. G. Rooke-Norman asked about the site lines M. Sullivan stated that you can see to the corner and a little around from it. G. Rooke-Norman stated that the Commission requires site lines. She asked M. Sullivan if it was his representation that the sight lines meet all the requirements. M. Sullivan stated yes and he showed how the sight line was on the plans.

D. DeGuire asked if there was a report from A. Gosselin. G. Rooke-Norman stated yes there is a report from the Department of Health and she read the letter from A. Gosselin for the record.

J. Schumaker made a motion to approve the application. M. McKinney seconded the motion.

G. Rooke-Norman asked if there should be any conditions. C. Fontneau stated that they should reference the date of the revision which shows the drainage easement. J. Schumaker modified his motion to approve to approve the application and the revised plan with the date of March 23, 2007. M. McKinney modified his seconded. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

**C. SUB 06-07 Lindell, Richard J. & Jean D., 709 Voluntown Road, Jewett City, CT.**  
Applicant requests approval of a 2-lot subdivision consisting of 5.1 acres. The subject property is located in the R-60 zoning district.

G. Rooke-Norman asked if someone was here to represent the Lindells. Mark Sullivan was here to represent the Lindells. He stated that he will give his presentation and address some issues. G. Rooke-Norman asked if this was a re-subdivision. M. Sullivan stated that this was not a re-subdivision. He submitted plans to the Commission.

M. Sullivan explained where the 5-6 acre parcel was located on Pine Road with an existing house and that there will be two additional building lots. P. Zvingilas asked if they were separate lots to begin with and asked about 8-2, 8-3 and 8-4 and if they were split before. M. Sullivan stated yes, there was a free split taken and showed where it was located.

G. Rooke-Norman asked if it was correct that the existing property that is the subject of your request includes 8-2, 8-3, and 8-4. M. Sullivan stated correct. G. Rooke-Norman stated that so it is really a three lot subdivision. There was discussion of this matter including the history of the parcel.

M. Sullivan stated that the 8-2 has an existing house and 8-3 comes out on Pine Road with a 25 ft. access and 8-4 is to come out on Route 138 where there is an existing apron there, curb cut. He stated that C. Fontneau suggested that we talk to DOT even though it is an existing apron. He stated that they will send a plan to DOT for their review. P. Anthony stated that with DOT was he looking for a signature. M. Sullivan stated yes that DOT was fine with them using the existing apron. There was discussion of this matter including the need for sight lines.

D. DeGuire asked if the proposed driveway part of the unimproved road. M. Sullivan stated no, it isn't. There was discussion of this matter including shared driveways.

C. Fontneau stated that there are no regulated wetlands and he told M. Sullivan to make a note as certified soil scientist on the plan that there were no wetlands.

G. Rooke-Norman asked for questions from members. She stated since there isn't a letter from the DOT that this should be tabled to the next meeting. C. Fontneau stated that there needs to be a letter from the Sanitarian and CTDOT. There was discussion of this matter.

G. Rooke-Norman asked M. Sullivan to submit sight line dimensions and a signature block from wetlands and a CTDOT letter and a letter from A. Gosselin.

P. Anthony made a motion to table SUB 06-07 to June 11, 2007 regular meeting. M. McKinney seconded the motion. G. Rooke-Norman asked for the vote. All were in favor. The ayes carry.

**D. SUB 07-07 Trinity Development Group, LLC, 146 Stone Hill Road, Griswold, CT. Property Location: 142 Stone Hill Road.** Applicants request approval of a 14-lot subdivision consisting of 23.15 acres with 1155 ft. of new public roadway. The subject property is in the R-40 zoning district.

G. Rooke-Norman stated that this item requires a public hearing.

C. Fontneau stated the Commission needs to reset a public hearing and that the Plan of Conservation and Development is set for 7:30 p.m. and suggested after 8:30 p.m. since the applicant's attorney cannot be there until then. G. Rooke-Norman stated that we can set the public hearing for 7:55 p.m. There was lengthy discussion of the date and time of the public hearing.

G. Rooke-Norman asked for a motion to set a public hearing for SUB 07-07 Trinity Development Group, LLC.

J. Schumaker made a motion to set a public hearing for this application SUB 07-07 for June 11, 2007 at 7:45 p.m. in this room. P. Anthony seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

J. Schumaker asked the name of the attorney. C. Fontneau stated Attorney Londregan.

## **7. Additional Business:**

**A.** Discussion of appointment to fill the vacancy for the alternate position that is a republican seat.

G. Rooke-Norman stated that this matter has been published. She stated that there were two applicants Barbara Lukens and Ben Hull. M. McKinney stated that he knew Ben Hull. G. Rooke-Norman stated that B. Hull worked in Lisbon and that it might put him in an uncomfortable position to be on this Commission and his employment for the Town of Lisbon. There was discussion of the two applicants for this vacancy including the lack of a response from the Republican Town Committee.

G. Rooke-Norman stated that the Commission makes a recommendation to appoint Barbara Lukens to the Board of Selectmen to ratify the appointment.

D. DeGuire made a motion to send a letter to the Board of Selectmen recommending Barbara Lukens for the alternate position vacancy. P. Anthony seconded the motion. All were in favor. The ayes carry.

**B.** Discussion of any new information on Red Barn Road presented by Ransom Young.

G. Rooke-Norman asked Ransom Young to come up and identify himself for the record. Ransom Young stated that he had talked with an attorney and that the Town Attorney does not recognize any discontinuance and that the Town still owns Red Barn Road.

G. Rooke-Norman stated that there was nothing in this file.

He explained that John Faulise told him that it was not discontinued since there was vagueness there and that in 1965 at a town meeting the road was closed and the road was limited to usage by the property owners. R. Young explained that Red Barn Road had not been discontinued and that the usage must be guaranteed because it is the principal entrance to the back portion of the fields.

D. DeGuire asked who the attorney was that he spoke to. R. Young stated that the lawyer he spoke to was Bill McCoy. There was discussion of this matter.

R. Young asked when there would be a Town meeting when this would come up. G. Rooke-Norman stated that the 8-24 review is a recommendation that the Commission can do and it is not on the agenda tonight. There was discussion of this matter including that 8-24 are requested by the Board of Selectmen for the Commissions recommendation.

G. Rooke-Norman stated that when this item is put on an agenda, C. Fontneau will call R. Young to let him know or write him a note.

**C.** Discussion of American Legion request to modify the second and third floors American Legion building.

D. DeGuire stated that it was withdrawn.

## **8. Old Business**

**A.** Review of the changes to the Plan of Conservation and Development incorporating the suggestions received during the public hearings.

C. Fontneau stated that there aren't any copies since it was just finished recently. He stated that the final version of Section 5 was implemented on the action plan and included changes to the body of the plan. He stated that Section 4 and Section 5 are consisting. C. Fontneau explained that it will mesh well with the regional plan which has five goals. He stated that there will not be any inconsistencies.

G. Rooke-Norman asked that the Commission receive a copy of the Plan of Conservation and Development by next week so that they may review it and offer their comments. D. Szall stated

that she had printed the plan today and she would be able to send them out in the mail. C. Fontneau stated that he wanted to look it over first; he didn't expect to find anything. P. Anthony stated to let them know if he does find anything.

D. DeGuire had a question on page 8 of 10 on 12.20.5.12 in the regulations. C. Fontneau stated that there is a zoning workshop for the June 11, 2007 meeting for discussion for driveways and that it is age restricted for age 55 and over. G. Rooke-Norman stated that she had a question on page 3 of 10. D. DeGuire stated that the regulation where all garages should have a garage door opener. There was discussion of this matter with the need to mandate garage door openers.

## **9. New Business:**

C. Fontneau stated that there is a letter that he received from Attorney Branse and asked the Commission if they would discuss the matter as a response is needed before June 11.

P. Anthony made a motion to add to this evening's agenda a letter regarding the Coal Pit Hill Subdivision from Mark Branse, the Town Attorney J. Schumaker seconded the motion. All were in favor. The motion was carried.

G. Rooke-Norman asked C. Fontneau to explain this letter to the Commission. C. Fontneau explained that the applicant is requesting an extension for the Coal Pit Hill Road. He stated that there were letters between Harry Heller and Mark Branse with what was proposed for the subdivision such as the number of houses and improvements to Coal Pit Road that abuts the subdivision lots. He stated that M. Branse said the town would have to deal with the State for drainage easements. G. Rooke-Norman stated that she did not remember the town obtaining easements. C. Fontneau stated that that was what was played out seven months ago to his recollection. D. DeGuire stated that he did not think that M. Branse the Town Attorney should be doing things for a residential developer. G. Rooke-Norman asked if the Town is paying M. Branse for it.

C. Fontneau stated that the Town was going to consider providing some of the plumbing in the first part for culverts and since there was no plan there was no absolute commitment. He stated that M. Branse would work towards obtaining easements because the Town was the adjacent property owner for the right of way. G. Rooke-Norman stated that there would be a conflict of interest. C. Fontneau stated that the Commission could consider the extra time requested concerning a letter to the board of selectmen. G. Rooke-Norman asked where in the motion did it say that M. Branse could do this. C. Fontneau stated that there were letters that are in the file about certain understandings.

G. Rooke-Norman stated that if this is not part of the motion, then they are outside. J. Schumaker stated that it give the perception that the Town attorney is assisting them and getting approvals and the perception that it is this Commission. G. Rooke-Norman stated that how can we rely on the Town attorney to represent us in this matter. G. Rooke-Norman asked for the letters. C. Fontneau stated that he doesn't have them with him but he will provide them. G. Rooke-Norman asked are they letters from the selectmen, are they from Planning and Zoning, are they letters from just the attorneys going back and forth. There was discussion of this matter.

G. Rooke-Norman stated that this correspondence, because of one agreement, now this is spreading out. There was discussion of whether Attorney Branse should be the Town attorney. J. Schumaker stated that the motion that he made only had a date and an amount.

P. Anthony made a motion concerning Coal Pit Road Subdivision to deny any further extension of time to Coal Pit Applicants beyond June 30, 2007. M. McKinney seconded the motion. There was discussion of the motion.

P. Anthony revised his motion to deny Coal Pit Hill Road Subdivision's request for an extension of time for the partial credit for the subdivision application to no further than the regulation time frame that is allowed currently that is to June 11, 2007. M. McKinney seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

G. Rooke-Norman stated asked that she would like to see a request go to the Board of Selectmen indicating that the Planning and Zoning Commission is given the understanding that through some agreement Mark Branse is going to attempt to obtain the necessary easements from the State of Connecticut DEP on behalf of Coal Pit Hill Road Subdivision that Planning and Zoning does not recollect that this being a part of any agreement either approved or authorized and would like to know whether the Board of Selectmen have authorized him to do this work and out of whose budget his time is coming and indicated that we think it is inappropriate for him to be working on any portion of an applicant's work product that will be presented to the Commission especially since somebody has to pay for his time and we don't think that it should be the Town.

G. Rooke-Norman asked for a motion. P. Anthony made a motion that a letter be sent to the Board of Selectmen asking who authorized Attorney Branse to proceed to seek easements on behalf of Coal Pit Developers and who is going to, in fact, pay for such if it was authorized by such; and that as a consensus of the Planning & Zoning Commission that we feel that it is inappropriate that we subsidize, or in paying for an attorney from this Commission, or the Town, for that matter that it is inappropriate. M. McKinney seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

C. Fontneau stated in drafting that letter that he will look at written correspondence to see how it happened and to attach it. There was discussion of this matter.

**10. Reports from the Enforcement Officer:**

- A. Shields, Catherine, 9 Cook Hill Road, Griswold, CT, Violation of Section 11.12 Refuse Disposal
- B. Guyette, Wayne & Linda, 39 Tatro Road, Griswold, CT. Violation of Section 11.17 Unregistered Motor Vehicles.
- C. Guyette, Wayne & Linda, 39 Tatro Road, Griswold, CT. Violation of Section 11.12 Refuse Disposal.

G. Rooke-Norman asked P. Zvingilas to give his report.

P. Zvingilas stated that those two are in the process of being cleaned up. He stated that time is running out for Mr. Guyette. He stated that there may be court action on that matter.

P. Zvingilas stated that for Shields, they are getting cleaned up.

P. Zvingilas stated that he some other matters that he would like to speak on.

P. Zvingilas stated that the Golf Barn's temporary C. O. is expired today; he asked if the Commission will renew it. C. Kinnie asked if there were any complaints. P. Zvingilas stated that there was one call on a golf ball from the house on 138 Voluntown Road and that was that was all that he had. C. Kinnie asked about the as-built on the extra netting. P. Zvingilas stated yes. M. McKinney asked when he was going to pave. C. Fontneau stated that there is the original plan and a modified plan that made it bigger and longer and he stated that he and P. Zvingilas have looked at it. J. Schumaker asked if he would be given another temporary one. P. Zvingilas stated that another 30 days it would be done.

G. Rooke-Norman asked that it be placed on the agenda for June 11, 2007 P. Zvingilas stated that N. Rodriguez stated that he is contracted to have it paved and the only other item was the propane tank location.

M. McKinney stated that his only problem was that with other applications the Commission spent a lot of time on landscaping for the mini storage and that the golf range looks like a bomb went off. He stated that the landscaping should be done.

G. Rooke-Norman asked what was being done on the left side of the building where it is dug up. P. Zvingilas stated that it was the gas (propane) tank in the ground.

P. Anthony asked why he had to be placed on the agenda. P. Zvingilas stated that he could present his proposal. D. DeGuire asked if he was sure that the paving would be done by next month. M. McKinney suggested that P. Zvingilas issue a temporary C.O. for sixty days.

G. Rooke-Norman asked for a motion. M. McKinney made a motion to give a 60-day extension to the Golf Barn and that he is on the agenda for the first meeting in July. P. Anthony seconded the motion. G. Rooke-Norman asked for discussion on the motion. There was discussion on the motion. G. Rooke-Norman asked for a vote. All were in favor. The ayes carry.

P. Zvingilas stated out on Banjo Sullivan Road called Pete's Landscaping, there was a complaint from a neighbor out there. He stated that there is all kinds of landscaping equipment out there; and there were five cars probably used by the guys who drive the trucks. P. Zvingilas stated that he is running a business out there and it is his intention to cite him for operating a business in a residential zone. D. DeGuire asked if a business can run a landscaping business in a residential zone. P. Zvingilas stated that there is no permit. There was discussion of this matter including too many employees for a home occupation and tent structures used as garages.

G. Rooke-Norman asked P. Zvingilas if there was any thing else. P. Zvingilas stated no.

C. Fontneau stated that due to a conflict of interest when P. Zvingilas is an abutting property owner, C. Fontneau asked to be appointed as deputy zoning officer for limited situations such as vacations and conflicts of interest. There was discussion of this matter.

G. Rooke-Norman asked for a motion. M. McKinney made a motion to appoint C. Fontneau, the Town Planner as deputy zoning officer. P. Anthony seconded the motion. All were in favor. The ayes carry. G. Rooke-Norman stated that a letter be sent to the Board of Selectmen and the Town Clerk.

G. Rooke-Norman asked if there was any other business. J. Schumaker stated that Mr. Sylvestre would like a response to his letter. P. Zvingilas stated that he has been given a response. P. Anthony stated that he was hand-delivered a copy of the letter and he should be given a response by this Commission. G. Rooke-Norman stated that Mr. Sylvestre volunteers for so many things; but if the Commission had to respond in writing to every person who writes to us, we will go down a slippery slope. P. Anthony stated he suggested a response is that Mr. Sylvestre has been consistently, over a long period of time, demanding at town meetings the same specific issue that the Commission should formally respond to this letter. There is discussion of this matter.

P. Anthony asked P. Zvingilas to respond formally to Mr. Sylvestre's letter. P. Zvingilas explained to the Commission that there are used car dealerships in town that Mr. Sylvestre does not think are used car dealerships but junk yards. P. Zvingilas stated that he told Mr. Sylvestre to contact the State for licensing of used car dealerships which is where the appropriate response should come. G. Rooke-Norman asked if we knew that. P. Zvingilas stated yes, he obtained a list from the State for used car dealerships in town and we forwarded a copy to Mr. Sylvestre. There was discussion of this matter.

P. Zvingilas stated there was one on Rear Street across the tracks. P. Zvingilas stated those vehicles have been there when he was in high school and the same vehicles are still there. He explained that those vehicles have never moved and have been in place long before zoning. P. Zvingilas asked, for example, in the R-20 zone where you cannot have large animals in the zone; and someone had two cows before zoning and one cow dies, can he replace the cow G. Rooke-Norman stated that there is a lot of case law that says zoning is not intended to inhibit existing uses but it is expected that over the evolution of time to improve the highest and best use of the property; so yes, if those cows are not allowed that zone, when those animals die, they cannot replace those animals. There was discussion of this matter including the blight ordinance.

G. Rooke-Norman asked P. Zvingilas to send him a letter. P. Zvingilas stated that he will work on a letter and submit it to the Commission and if the Commission wants to send it to him.

G. Rooke-Norman asked C. Fontneau to send a short letter now stating that we will be responding to his request. There was discussion of this matter.

G. Rooke-Norman would ask Anne Hatfield to get an approval from a different attorney for the Rear Street junked cars.

G. Rooke-Norman asked for a motion. P. Anthony made a motion to adjourn.

C. Kinnie stated that regarding subdivisions in the regulations, and as we are closing up the PoCD, there was talk of having a moratorium on subdivisions in the regulations. He would like to bring this up for discussion on the agenda. There was discussion of this matter.

G. Rooke-Norman asked that this item be placed on the agenda for discussion. There was discussion of this matter including the time periods for moratoriums.

G. Rooke-Norman asked if we put the procedure into the new regulations and after public hearings and we adopt those regulations, could we at the next meeting call for a moratorium without a public hearing. C. Fontneau stated that you could have one set of public hearings. G. Rooke-Norman stated that she did not see how it buys us anything. J. Schumaker stated that for future Commissions, they at least have an option to do something if there are moratorium

regulations. P. Anthony stated that we haven't decided if we want to have a moratorium so it would be an additional public hearing and then it would be done, the language would be set and agreed upon by this Commission. M. McKinney agreed that it should be in the Plan of Conservation and in the regulations. There was further discussion of moratoriums.

G. Rooke-Norman asked if a motion was needed to add it. There was discussion of this matter.

**11. Adjournment:**

P. Anthony made a motion to adjourn. G. Rooke-Norman seconded the motion. All were in favor. The meeting adjourned at 10:12 p.m.

Respectfully Submitted,

Donna M. Szall  
Recording Secretary