Minutes

1) The meeting was called to order at 7:30 p.m. by Art Moran, Jr., Chairman.

2) Roll Call

Regular Members
Art Moran, Jr., Chairman
Richard Chalifoux, V. Chairman
Anne Sabrowski, Secretary (arrived 7:32 p.m.)
Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates
Robert Berube
Nate Koniecko
Vacancy
Kathy Warzecha, Town Planner
Bekah Little, Recorder

N. Koniecko was seated in place of A. Sabrowski until A. Sabrowski arrived and was seated in place of N. Koniecko.

3) Determination of Quorum

It was determined that a quorum was present.

4) Approval of Minutes

a) February 26, 2019 Regular Meeting minutes.

R. Chalifoux made a motion, seconded by D. Beale to approve the Regular Meeting minutes of February 26, 2019 with one modification. All in favor. Motion carries.

On pg. 3, 2nd paragraph to the bottom, sentence should read, “It is listed on DEEP’s contaminated sites”. As the underground storage tanks are leaking.

5) Communications

a) Zoning Permit Application #2019-02, Gerald M & Debra J. Delmato, Applicants/Owners for property located at 238 Krug Road; Construct a new garage with an accessory apartment above.

b) Letter dated January 28, 2019 from Connecticut Department of Energy & Environmental Protection regarding “Notice of Tentative Determination to Approve Structures, Dredging & Fill and Tidal Wetlands and Intent to Waive Public Hearing”.

c) Email dated March 13, 2019 from Darren Hayward to Kathy Warzecha regarding 212 Route 2.

d) Copy of Connecticut Federation of Planning and Zoning Agencies, The Statewide Planning and Zoning Organization regarding Annual Membership Dues.
Planner Warzecha confirmed with the Commission that two Commission members would be attending the Connecticut Federation of Planning and Zoning Agencies conference and six would be attending the South Eastern Connecticut Council of Governments conference on April 30, 2019.

h) Zoning Enforcement Officer (ZEO) Report.

Planner Warzecha entered one additional communication. A Zoning Enforcement Officer (ZEO) Report was provided to the Commission and was submitted during the day of March 26, 2019, on the scheduled Planning and Zoning Commission meeting day.

The Commission discussed the report and agreed that more detail provided by the ZEO would be helpful to understand the report.

6) Membership
D. Rankin said that she knows of someone that would be interested, a Republican and the Commission encouraged D. Rankin to invite her to next month’s Commission meeting in April.

7) Public Hearings
None

8) Old Business
a) Site Plan Application #2019-01, Sultan Ali Javed, Applicant and Hussan Ali LLC, Owner for property located at 212 Route 2; Redevelopment of Gas Station & Food Market.

Planner Warzecha explained to the Commission that the applicant has to redesign the plan because the State Health Department did not approve the well. The well’s 75’ radius extends onto the private adjoining property and state property. As a result, it is necessary to move the well so that the 75’ doesn’t extend onto the state property and will require an easement from the private property owner to allow the 75’ to extend onto the private property. Planner Warzecha advised the Commission that this is the last tabling for this application whether approved or denied without prejudice.

After discussing, D. Beale made a motion, seconded by D. Rankin to table application #2019-01. All in favor. Motion carries.

b) Schedule Planner

Planner Warzecha explained that she has been busy with the 10-million-dollar grant for the Preston Redevelopment Agency (PRA) and she has not been able to focus on the Schedule Planner. She will discuss at next month’s meeting.

9) New Business
Zoning Permit

a. Zoning Permit Application #2019-02, Gerald M & Debra J. Delmato, Applicants/Owners for property located at 238 Krug Road; Construct a new garage with an accessory apartment above.

Planner Warzecha distributed the Site Plan that included the house, garage, septic and well and the separate elevation drawings were circulated amongst the Commission members. Based on our new regulations, a garage with an apartment is permissible. The façade and the floorplan were included in the application along with a notarized letter that the apartment will be owner occupied. The total square footage of the combined primary and accessory residence living area is 3,570. The total square footage of the primary residence living space is 2,520. The total square footage of the accessory residence living space is 1,050. The percentage of living space for the accessory apartment is 29% meeting the 30% maximum requirement for the accessory apartment. Planner Warzecha heard from both the Building Inspector and the Sanitarian who had no issues with the application.

There was discussion on the design of the accessory apartment looking like a second home rather than an accessory building with an apartment. The two doors on the Site Plan were discussed, one for the garage and one for the entrance to the apartment. There was a common concern with the roofing on the accessory apartment making it look like another home. There was also discussion regarding the windows on the garage and the Delmato’s said that they had researched garages and that the windows in the plan are standard to most garage plans with an accessory apartment.

Gerald Delmato, 238 Krug Road, his daughter (inaudible) and his son-in-law (inaudible) addressed the Commission regarding the windows and other design elements of the project.

After an extensive discussion, the applicant agreed to redesign the garage with the accessory apartment so the apartment doesn’t look like a second house. The Commission suggested redesigning the roofline and other design techniques.

C. Raymond made a motion, seconded by D. Rankin to table Zoning Permit Application #2019-02. All in favor. Motion carries.

10) Other Matters

None

11) Public Comment

Dan Sperduto, a past Commission member, said hello to the Commission.

Thomas Coty from Ledyard spoke to the Commission regarding a motocross track facility. He came before the Commission in 2017 but decided not to move forward but now he has a new location, Route 2A connector on the Thames River (across from Park’s place). The parcel is 14 acres of vacant land and owned by Castle. He said currently illegal activities are going on there but the property owners don’t have any way of protecting it. Mr. Coty is proposing a motocross practice track on the property. The owners of the property are on board with this proposal. The applicant plans to lease the property.
Planner Warzecha explained that the land is in the Thames River Overlay District and that she would like to sit down with Mr. Coty to talk about the project and that he should call to make an appointment. He said that would be great and thanked the Commission for hearing about his project.

Art Moran, Jr. discussed the ZEO Report and said that he sent another email to Millie Peringer and cc’d First Selectmen, Bob Congdon. Mr. Congdon emailed back that the ZEO works for the Planning and Zoning Commission and that the Chairman, Art Moran, Jr. should be emailed whenever the ZEO is corresponding with attorney regarding any legal matters.

M. Sinko said for the record that he still doesn’t understand the report that the ZEO provided.

12) Adjournment

C. Raymond made a motion, seconded by R. Chalifoux to adjourn the meeting at 9:20 p.m. All in favor. Motion carries.

Respectfully Submitted,

Rebekah H. Little
Recorder