SALUTE TO THE FLAG

Chairman M. McKinney asked all present to stand for the Pledge of Allegiance to Our Flag.

1. PUBLIC HEARING (7:15 P.M.)

1. Call to Order

Chairman M. McKinney called the Public Hearing to order at 7:15 P.M.

2. Roll Call

Present: Martin McKinney, Courtland Kinnie, Charlotte Geer, Peter W. Zvingilas, Town Planner Mario Tristany, Zoning Enforcement Officer Jack Cipriano, Recording Secretary Kate Lacasse and, Town Attorney Mark Branse
20 interested people
Absent: Erik Kudlis, Jim Krueger and Frank Imperto

3. Determination of Quorum

Chairman M. McKinney appointed J. Michaels to sit for E. Kudlis and P. Zvingilas to sit for J. Krueger it was determined that a quorum of the Commission was seated.

4. Matters Presented for Consideration

A. Amend Section 4.3.18 concerning Accessory Uses and Buildings.

- Town Planner M. Tristany stated the commission reviewed the proposed section at the October 10, 2018 meeting. The commission revised the definition to make legitimate farm operations exempt from the regulation.

- Chairman M. McKinney asked if there was anyone present to speak in favor or against the proposed Amendment of Section 4.3.18.

- Ransom Young asked the commission to clarify what the process would be if he wanted to build an accessory structure over 1200 sq ft.

- Chairman M. McKinney stated in order to build an accessory structure over 1200 sq. ft the property owner would need to submit a Special Exception application.
• **MOTION:** P. Zvingilas made a motion, which was seconded by C. Kinnie to close the public hearing at 7:26 p.m. The motion passed unanimously.

**B. Amend Section 4.2.5 Farming Text Revisions.**

• Town Planner M. Tristany read the proposed regulation amendment. M. Tristany stated the proposed revision to section 4.2.5 was drafted by Attorney M. Branse.

• Chairman M. McKinney asked for public comments. Hearing none he asked for a motion.

• **MOTION:** C. Kinnie made a motion, which was seconded by P. Zvingilas to close the public hearing at 7:33 p.m. The motion passed unanimously.

**C. Amend Section 21 Definitions regarding Road Side Stand.**

• Town Planner M. Tristany stated the proposed Section 21 is a simple definition of a Road Side Stand.

• Chairman M. McKinney asked for public comments. Hearing none he asked for a motion.

• **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer to close the public hearing at 7:35 p.m. The motion passed unanimously.

**I. REGULAR MEETING (7:36 P.M.)**

1. **Roll Call**

**Present:** Present: Martin McKinney, Courtland Kinnie, John Michels, Charlotte Geer, Peter W. Zvingilas, Town Planner Mario Tristany, Zoning Enforcement Officer Jack Cipriano, Recording Secretary Kate Lacasse, Town Attorney Mark Branse

16 interested people

**Absent:** Frank Imperto, Erik Kudlisis and Jim Kruger

2. **Determination of Quorum**

Chairman M. McKinney appointed P. Zvingilas to sit for J. Kruger and J. Michels to sit for E. Kudlisis it was determined that a quorum of the Commission was seated.

3. **Approval of Minutes**

A. Approval of the minutes of the Regular Meeting of October 10, 2018

• Chairman McKinney asked if there were any corrections and/or omissions

• Kinnie stated that on page (2) under bullet (5) the minutes state Tilcon is in phase (8) of (10) C. Kinnie asked Town Planner if that information is correct.

• The commission made the decision to table the minutes of the October 10, 2018 meeting to the December 10, 2018 meeting.

4. **Correspondence**
5. **Matters Presented for Consideration**

A. ZP 03-19 Brian Carberg 14 Nowkowski Road - Applicant requests permit to establish a home office in which he will provide professional counseling services on a part time basis.

- Chairman McKinney asked if anyone present to represent the application.

- Applicant Brian Carberg was present. B. Carberg stated his original home occupation permit expired. B. Carberg stated he has reapplied in order to start seeing clients again within his home.

- **MOTION:** C. Geer made a motion, which was seconded by C. Kinnie to approve application ZP 03-19 to establish a professional counseling service within his home. The motion passed unanimously.

6. **Old Business**

D. **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer to place Section 4 Item A. Amend Section 4.3.18 concerning Accessory Uses and Buildings. Item B. Amend Section 4.2.5 Farming Text Revisions. C. Amend Section 21 Definitions regarding Road Side Stand of the public hearing to the agenda under Old Business. The motion passed unanimously.

- **MOTION:** C. Kinnie made a motion, which was seconded by C. Geer to approve the amended section 4.3.18 concerning Accessory Uses and Buildings, section 4.2.5 Farming text revisions, and Section 21 definitions. The motion passed unanimously.

7. **Report from the Zoning Enforcement Officer**

A. 47 North Main Street – Property is in violation of Section 10.5 Junk Yard

- The Junk yard order has been lifted as the property is in compliance as of November 1, 2018

B. 55 Talcott Avenue – Property is in violation Section 10.5 Junk Yard

- The Court ordered a 30 day extension for property clean up.

8. **New Business**

A. Extension of Zoning Permit 05-12, Site Plan Approval for Aspinook View: requested by Jewett City, LLC for five year extension, retroactive to March 5, 2017

- Chairman M. McKinney asked if anyone was present to represent the application.

- Attorney Chuck Andres of Leclair Ryan stated he was present as well as Bill Coons the property owner.

- Attorney C. Andres stated the applicants are requesting a two year extension of their zoning permit that expired in March of 2017.

- General discussion ensued.
• Attorney M. Branse drafted conditions of approval which he read for the record. Conditions of approval are as follow:

1. Required paving work shall be completed no later than June 15, 2019, and failure to complete such paving work shall result in the termination of the Site Plan approval following notice to Jewett City, LLC and an opportunity to be heard. For purposes of this condition, "paving work" shall include repair or replacement of the existing base course, as determined by the Town Engineer, and installation of the finish course to the satisfaction of the Town Engineer.

2. All other site work depicted on the approved site plan or as a condition of the variance in 2012, other than the construction of dwelling units and improvements appurtenant to such units, shall be completed prior June 15, 2019 and failure to complete such other site work shall result in the termination of the Site Plan approval following notice to Jewett City, LLC and an opportunity to be heard.

3. The existing letter of credit shall remain in force until all site work is completed in accordance with the site plan, provided that said letter of credit may be reduced as work is completed and upon the recommendation of the Town Engineer.

• MOTION: C. Kinnie made a motion, which was seconded by J. Michels to approve the zoning permit extension for application ZP 05-12 as read verbatim by attorney M. Branse. The Motion passed unanimously.

9. Adjournment

• Chairman McKinney asked for a motion to adjourn tonight’s meeting.

• C. Geer made a motion, which was seconded by J. Michels to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:37P.M.

Respectfully Submitted,
Kate Lacasse
Recording Secretary