

Planning & Zoning Meeting on 03/09/2020 at 7:00pm

Recording Secretary: Lindsay Standhart

Present: Steven Allyn, Dan Adam, Michael O'Connor, Peter Brown, and Joe Cieslowski

Absent: Frank Montagna

Steven Allyn called meeting to order.

Members of the commission present were Steven Allyn, Dan Adam, Michael O'Connor, Peter Brown and Joe Cieslowski.

Review & Amended Minutes of February 10th 2020:

A motion to accept the boarding house was made by Michael O'Connor. Dan Adam seconded the motion. Members of commission reviewed meeting minutes from February 10th, 2020 nothing to review so Michael O'Connor motioned to accept these minutes. Joe Cieslowski seconded the motion.

Public Comment:

Jessie Bunce and Ackerly & Brown Attorneys at law asked to talk about a zoning issue from the previous held meeting about 176 R Lower Road. The commission agreed to talk about said issue at the appropriate time in the meeting.

Administrative Actions:

They received zoning # 817-20 for the use of a personal/storage pole barn at 50 Old Turnpike Road with payment of \$110.00. The commission unanimously agreed. Next received was zoning # 818-20 for the extension of a 14x40 deck around a pool with payment of \$110.00. The commission unanimously agreed. Next to be reviewed was 15 Honey Hill Road determining if it was a zoning issue or a building issue. This is a residence being converted from a two family home to a single family home. Peter Brown made the motion to show that 15 Honey Hill Road residence does not need an application through zoning. Michael O'Connor seconded this motion.

Next received was zoning # 819-20 converting commercial buildings on 50 Barlow Street to five residential apartment buildings. These buildings have town water and town sewer. Michael O'Connor motioned to approve the "Little Wing" (50 Barlow Street) converting of two buildings from light industrial commercial to residential. Peter Brown second the motion. They all unanimously agreed.

There was no new business at this time.

Old business:

Possible action on a moratorium on Boarding Houses. The commission discussed enforcing current regulations for boarding houses and agreed a review was needed on current regulations. The commission decided to table to next meeting with Joe Cieslowski making a motion to do a "workshop" relative to boarding house regulations which includes everything.

Other Business:

Acklerly & Brown Attorney at Law, LLP with Jesse Bunce and Gary and Donna Salmon to discuss zoning issue on 176 R Lower Road. Photos were presented to commission in question to said issue. These photos showed an "active" automotive repair business. First photo showed a private garage for business, Second photo showed an excavator towed through the church parking lot to private garage in

photo number one. Third photo showed the excavator in photo two being worked on by private garage on 176 R Lower Road. Fourth photo showed an "Allyndale Landscaping" white truck being worked on in private garage. Fifth photo showed Allyndale Landscaping truck being worked on up close. Sixth photo showed Dodge truck being dropped off to get worked on in private garage. Seventh photo showed a close up of the blue Dodge truck with the motor removed out of truck. Eighth photo showed a side view of the truck without a motor with another truck with no motor. Ninth photo showed the motor removed and placed behind the blue dodge truck with a black truck motor removed from it also. There was a "JR Repair Service" Plaque on the wall in photo. Tenth photo showed an invoice from the vehicle on premise from the owner of the truck.

Jessie and Attorney brought in excerpts from zoning regulations. The first was from page 7 in regards to public automotive garages. And the second was from page 11 in regards to permitted and non-permitted garages in residential properties.

They also brought forth research on licensing, stating you need to have a license to operate and this operation does not have one.

After discussion on this matter, the commission puts on record this official statement.

"Anything other than the pre-existing rubbish removal business should be ceased or this board can take action to cease all existing businesses at 176 R Lower Road."

Dan Adam made a motion to do an onsite inspection/visit to 176-R Lower Road pending our town counsel attorney on March 21st 2020 at 10:00am. This motion was seconded by Michael O'Connor.

The commission then asked Richard Ralph about access to his property and Richard Ralph denies access to his property, until his attorney is present.

Michael O'Connor is to get permission by First Selectman for the use of the town attorney. This vote was unanimous.

Correspondence: Attorney Letter from Ackerly and Brown in regards to 176-R Lower Road.

- Site Map
- Photographs and descriptions
- Areal Map
- OLR Research Report

Dan Adam Motioned to adjourn meeting and Joe Cieslowski seconded the motion.