

**Planning and Zoning Commission**  
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**PLANNING AND ZONING MEETING MINUTES**  
**MARCH 4, 2010**

Chairman Ackerman called the meeting to order at 7:01 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Secretary Mark Weber, Jeannene Burruano, John Dwyer, Neil Volkmar, Paul Voorhees, and alternates Jill Finch, Bruce Hoag and Monty Clark. Also present were Ron Cooper, Zoning Enforcement Officer and Michele Battaglia, Clerk. There was no audience member recording or video taping the meeting.

**Public Hearing - Continuation**

- 1. Sherman Library Association, Inc.:** Chairman Ackerman read into record the following items received: Certificate of Appropriateness from the Historic District Commission; Health Department approval; porous asphalt information. Paul Szymanski, PE was in attendance representing the applicant. He stated that since the last meeting, he, Ron Cooper and Joseph Zarecki have met a few times and that he and Joe have taken a trip to New Hampshire and to the University of Connecticut to view porous asphalt. Mr. Szymanski passed out some pictures that were taken at the various sites. A site plan was handed out and a few changes to the plan were discussed. A report regarding these changes was read into record. Mr. Zarecki submitted his final report regarding the project and is satisfied with the all of the work that has been done up to this point. He commented on the fact that the porous asphalt has great drainage and is two times structurally stronger than conventional construction. Mr. Szymanski discussed the maintenance aspect of the asphalt, and that it would need to be vacuumed at least four times a year. He stated that for the first year, the pavement will be monitored and examined once a month by his office. A letter of extension was submitted into record by Mr. Szymanski.

Commissioner Dwyer motioned to continue the Public Hearing until April 1, 2010. Commissioner Volkmar seconded the motion. All were in favor.

**New Business**

- 1. Resident Contractor Special Permit Application(s):** Chairman Ackerman went over the procedures for the special permit application. Two (2) applications were received:
  - 1. Robert Tuttle, VentGuard, LLC:** Chairman Ackerman read through the application line by line. It was determined that the application was a no-impact business. Commissioner Dwyer motioned that the application falls under a no-impact business based on the information provided and that a letter is to be sent to the applicant reflecting this decision. Commissioner Weber seconded the motion. All were in favor.
  - 2. Gary Albert, Yankee Service:** Chairman Ackerman read through the application line by line. It was determined that the application was a no-impact business. Commissioner Dwyer motioned that the application falls under a no-impact business based on the information provided and that a letter is to be sent to the applicant reflecting this decision. Commissioner Hoag seconded the motion. All were in favor.

- 2. Sherman Firehouse: Review of the Proposed Geothermal Heating System Well Location:** Originally, the Sherman Firehouse received a Sec. 8-24 Municipal Improvements approval from the Planning and Zoning Commission. The newly proposed geothermal heating system well locations will have a substantial impact on the knoll area. Chairman Ackerman recommends that Tim Simpkins take a look at the plan and give the Commission his opinion and recommendations. It will then be determined whether or not the Firehouse needs to amend Sect. 8-24 approval or not.

**Additional Items**

- 1. Audience Participation:** Joel Judd had a question regarding resident contractors and whether or not the property has to be owner occupied due to the fact that he does not live on the same property as his business. Chairman Ackerman advised him to fill out a resident contractor application.
- 2. Minutes:** Commissioner Dwyer motioned to accept the meeting minutes of February 4, 2010 with two minor changes; Commissioner Voorhees seconded the motion. All were in favor.
- 3. Correspondence:** Chairman Ackerman read into record a brochure from the Connecticut Federation of Planning and Zoning Agency; a brochure from CTI on job safety; and a notice from the Town of Kent Planning and Zoning regarding a regulation change.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO read into record the February 2010 ZEO Report.
- 5. Committee Reports:** The POCD questionnaire is to be revised with changes that were discussed at the February 18, 2010 special meeting and sent to all Commissioners to review prior to the March 18, 2010 special meeting.
- 6. Chairman's Report:** There were no comments from the Chairman.
- 7. Commissioner's Comments:** Commissioner Dwyer mentioned that he has some information from CLEAR Land Use Academy regarding seminars that are given throughout the year.

Commissioner Voorhees motioned for adjournment. Commissioner Volkmar seconded the motion and all were in favor. Meeting was adjourned at 9:17 p.m.