

Planning and Zoning Commission
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**PLANNING AND ZONING MEETING MINUTES
AUGUST 4, 2011**

Chairman Ackerman called the meeting to order at 7:00 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Ted Hollander, John Dwyer, Jeannene Burruano, Neil Volkmar, Mark Weber, Paul Voorhees and alternate Bruce Hoag. Also present was Ron Cooper, ZEO and Michele Battaglia, Clerk. Absent were Monty Clark and Jill Finch. There was no audience member recording or video taping the meeting.

Public Hearing

1. Proposed Amendment to Zoning Regulations to allow construction of structures on recreation lands:

Mr. Dan Leary of Naromi Land Trust was in attendance representing the applicant. A letter from Marge Josephson, Naromi Land Trust president, was read into record. Mr. Leary stated that the current zoning regulations do not permit accessory structures on conservation land if there is no principal structure. Ms. Stephanie Warren read into record letters of support from Mr. William Arnold of Kent Land Trust, Mr. Christopher Wood of Oblong Land Conservancy, Mr. & Mrs. Sichel and Mr. Ostrom & Ms. Cohn. It was discussed as to whether it should fall under the special permit process and where in the regulations the amendment should be located. Mr. Leary disagreed with the special permit process and stated that it could fall under a statement of intent to the ZEO.

Commissioner Dwyer motioned to close the public hearing. Commissioner Voorhees seconded the motion. All voted in favor.

2. Charney, 2 Terrace Drive – Special permit to construct a bathroom in a garage: Chairman Ackerman stated that the applicant wanted to construct a bathroom in the loft area (526 sq ft.) of the garage. Mr. Donald Charney was in attendance and stated that he wanted to have a place to clean up in prior to going back into the house. The bathroom would consist of a shower stall, a lavatory and a sink. The proposed bathroom has met all health requirements of the town.

Commissioner Dwyer motioned to close the public hearing. Commissioner Voorhees seconded the motion. All voted in favor.

Old Business

1. Proposed Amendment to Zoning Regulations to allow construction of structures on recreation lands:

The members discussed the idea of a special permit being needed on each application that would come in under this amendment. The concern was where in the regulations this amendment should be placed so that setbacks, structure sizes, etc. could be met and the fact that it does not qualify as a primary use or an accessory use. The Commission decided that they want to consult with counsel as to where in the regulations this amendment should be placed.

Commissioner Volkmar motioned to continue the deliberations at the mid-month meeting being held on Thursday, August 8th at 7:00 p.m. Commissioner Hollander seconded the motion. All voted in favor.

2. Charney, 2 Terrace Drive – Special permit to construct a bathroom in a garage: Commissioner Dwyer motioned to approve the special permit to construct a bathroom in a garage. Commissioner Volkmar seconded the motion. All voted in favor.

New Business

- 1. Okarmus, 9 Chimney Hill Road – Special permit for accessory apartment:** Chairman Ackerman went over the application for an accessory apartment in the basement of the house. The apartment will be 600 s.f., it will have its own entrance, kitchen, bathroom and will have 2 parking spaces. Mrs. Michele Okarmus, owner, was in attendance. A public hearing was set for September 1, 2011.

Additional Items

- 1. Audience Participation:** Ms. Carol Faure suggested that perhaps the Town should look at apartments as affordable housing.
- 2. Minutes:** Commissioner Hollander motioned to accept the meeting minutes of July 7, 2011. Commissioner Voorhees seconded the motion. All voted in favor. Commissioner Hollander motioned to accept the meeting minutes of July 20, 2011. Commissioner Ackerman seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO reviewed the July 2011 ZEO report.
- 5. Committee Reports:** Chairman Ackerman stated that she has contacted Julia to write the POCD, but that Julia has been very busy and has not gotten back to her. She also stated that she is going to speak with Jason from Planimetrics again and see what type of work he can do with the budget that the Commission has. She was hoping to have him come to the mid-month meeting on August 18, 2011.
- 6. Chairman's Report:** There were no comments from the Chairman.
- 7. Commissioner's Comments:** There were no Commissioner's comments.

Commissioner Dwyer motioned for adjournment. Commissioner Volkmar seconded the motion and all voted in favor. Meeting was adjourned at 8:35 p.m.