

**SPRAGUE PLANNING & ZONING COMMISSION
MONTHLY MEETING MINUTES
RESCHEDULED FROM FEBRUARY 6, 2008
TO WEDNESDAY, FEBRUARY 13, 2008**

Meeting called to order at 7:00 p.m. in the Court Room by Richard Waterman. Members present: Arthur Spielman, Gerald Stefon, Paul Piezzo, and Shawn Bittman. Alternates Kathleen Boushee and Christian Mueller. Also present: Town Planner Tom Seidel and ZEO Joseph Smith.

Mr. Mueller and Ms. Boushee are seated and voting for this meeting.

AGENDA: Item #2 is moved to Item #1 to accommodate Attorney Cody's schedule.

1. Comments and discussion of proposed zoning regulations with Attorney Rich Cody

Attorney Cody will take a closer look at Section 2.1.16 and Section 2.1.28 (definition of kitchens) and submit new language.

3.12 (Signs) – First sentence of second paragraph to be removed.

3.2.2 – Wording change.

Additional discussion concerning watercourse focus area.

Additional discussion regarding boundary line revisions.

2. Minutes of January 2, 2008 meeting

Art Spielman motion to approve the minutes as presented. Shawn Bittman seconded.

Item #3, paragraph 4 – move to Item #4 (it is in the wrong place). Art Speilman amended motion to approve, Shawn Bittman seconded. Unanimously approved.

3. Application by Scott Zictorac for home occupation for a scrap metal business at 34 Main Street, Versailles

Gerald Stefon recused himself from the remainder of this item. The Commission was principally concerned that the business could turn into a "junk yard" situation. If this application is not for a "home occupation," but for a business, a detailed site plan would be required. Motion to approve the home occupation permit for a home office and business related vehicles by Christian Mueller – seconded by Shawn Bittman. Approved 6-0.

4. Pre-application discussion for Riverbend Realty, for property at 32 Bushnell Hollow Road

Not present – application withdrawn.

5. Discussion of proposed zoning regulations with Carl Holte of 2 Scotland Road

General discussion . . . decision is made that changing the zone is preferable to a text change to R 7.5 zone.

Decision to hold a Public Hearing on March 5, 2008 at 7:00 p.m. regarding a zone change for 2 Scotland Road from R-7.5 to R-120 prior to the regular meeting. Motion to approve by Shawn Bittman, 2nd by Paul Piezzo. Unanimously approved.

6. Discussion of municipal budget

Motion made to increase the Zoning Enforcement Officer's salary to \$5,750 and approve a total budget of \$31,000. Paul Piezzo made a motion to accept, Chris Mueller seconded. Unanimously approved.

7. Discussion of Charter Commission invitation to meeting

A meeting of the Charter Commission is to be held Tuesday, February 26th and the P&Z time slot is at 8:15 to 8:45 pm. Gerry Stefon will be representing the Commission at this meeting. Richard will inform the Charter Commission regarding the time preference and that a member or members will be in attendance. The Commission's major point of contention that commission members should be an appointed position instead of elected. This also ensures that if a member is not an active participant, there are avenues for terminations if they are appointed. If the same member is elected, you cannot remove the "elected" official.

8. Discussion of proposed Zoning Regulation changes

Rich Cody made some good points regarding the proposed changes, and pending his recommendations, changes may be further amended. If the comments are received prior to next meeting, an additional meeting to discuss the changes may be arranged.

9. ZEO Report

Joe Smith distributed a letter he sent to Mr. Patel at 2 West Main Street reminding him of where the trucks need to be loaded and unloaded as well as the unfinished nature of the project. He has not finished the site improvements and needs to complete this when weather allows (enclosure around dumpster and planting of trees.)

Ongoing enforcement issues with Mr. Abele at 220 Main Street. Mr. Abele has been uncooperative in terms of leaving damaged vehicles on the property and uncooperative when violations have been brought to his attention. Mr. Abele indicated that he planned on opening an auto repair shop at the premises in the next week or two. (He was granted the special permit back in 2003.) Joe will be monitoring the situation.

Mr. Stefon had an inquiry regarding the tenement house across from Patel's. Joe said that the owner is out of money as a result of two separate contractors doing poor work that had to be torn out. Contractor number 3 started out good, but has not been working there for approximately 9 months. The inquirer wanted to know if the building was abandoned because kids were in the building. Joe said that he has ordered her on many occasions to keep the building secured. He would revisit the property owner and order her to board the building up.

10. Regional Planner's Report

Mr. Siedel distributed information on the upcoming land use seminars held at UCONN at the Avery Point Campus in May.

11. Chairman's Report

Nothing additional to report at this time.

12. Adjournment

Motion made to adjourn meeting (Kathleen Boushee, Chris Mueller). Motion passed unanimously at 10:45 p.m.