

**SPRAGUE PLANNING & ZONING COMMISSION
MONTHLY MEETING MINUTES
WEDNESDAY, APRIL 2, 2008**

Regular meeting called to order at 7:00 pm in the Court Room by Richard Waterman. Members present: Arthur Spielman, Gerald Stefon, Joseph Osowski, Paul Piezzo and Alternate Kathleen Boushee. Absent: Kord Jablonski, Shawn Bittman and Alternates Christian Mueller and Mick Collins. Also present: ZEO Joseph Smith, Town Planner Tom Seidel and First Selectwoman Cathy Osten.

Alternate Kathleen Boushee will be seated and voting for tonight's meeting.

1. Minutes of March 5th public hearing and monthly meeting and of March 20th continued public hearing and special meeting

In the minutes of the Regular Monthly Meeting of Wednesday, March 5, 2008, item 4, second sentence should read: "*Portions of the Watercourse Focus Area regulations*" may have to be removed . . .

Item 4, second paragraph should read . . . changes *concerning proposed* Village District . . .

Item 5, second paragraph, Richard Waterman asked to strike this statement from the minutes.

It was also noted that in the Continued Public Hearing Minutes of Thursday, March 20, 2008, the first sentence after **PZ08-2 Application by Carl Holte for a zone change of 2 Scotland Road from R-7.5 to R-120.** should read: "Richard Waterman reiterated the circumstances of the prior *portion of the* hearing that lead up to the continuation of this public hearing."

The third paragraph, third sentence the word "*revise*" should read "*review*".

Change in the Special Meeting Minutes of Thursday, March 20, 2008. Item 2 fourth sentence add "pertaining to the Watercourse Focus Area" after the word, language.

Motion to approve the minutes of the March 5th and March 20th meetings as amended made by Gerald Stefon, seconded by Arthur Speilman. Approved with one abstention – Joe Osowski abstained from voting on all four meeting minutes.

2. Application by Renee Mulkey for a zoning permit for a home occupation of music lessons at 65 Pautipaug Hill Road.

No application on file for this item.

3. Discuss and possibly act on zoning permit for Sprague Rod & Gun Club for a 1-day extended use for Pappy's Run.

Tracy Harrison appeared before the commission to ask for an extended one-day use of the Sprague Rod & Gun Club. In order for liquor to be served outside at this venue, P&Z has to sign off on permit. Cathy Osten noted that she has already signed off on the use of town roads for this event. Tracy Harris also noted that no alcohol will be served before the riders take off which is planned for May 25, 2008 at 11:15 a.m.

Joe Oswoski made a motion to approve, Paul Piezzo seconded. Unanimously approved.

4. Pursuant to 8-24 of CGS, act on sidewalks project on Main Street, and discussion regarding chip seal and road improvements with Cathy Osten

Cathy Osten submitted a 5-year plan for the replacement of sidewalks and road repairs as well as a Municipal project update. Cathy noted that Handicapped parking and accessibility changes are proposed for the future. Regarding the sidewalk project, Cathy Osten noted that several easements have already been signed to allow for tree planting. State permitting has been taken care of as a prerequisite for grant money.

Selectwoman Osten also distributed a letter from the State of Connecticut Department of Motor Vehicles regarding automobile dealer, repairer or junkyards within municipalities. It appears that the P&Z is the authorized agency for approval of such entities, but Cathy Osten will have Attorney Cody review the letter to confirm.

A letter was also distributed by Ms. Osten from the State of Connecticut Office of Policy and Management regarding "incentive housing zones" which described grant money available to municipalities.

Information provided by CRRA regarding the proposed Ash Landfill in Franklin was distributed to the commission members in order to familiarize them with the project as Sprague may have to submit a formal opinion on this in the future. More information will be provided as it becomes available.

Cathy Osten also mentioned that the Mohegan Tribe will be building a new clubhouse at the Pautipaug golf course.

A motion was made to approve the municipal plan of sidewalk replacement and road repairs in downtown Baltic for 2008/2009 by Gerald Stefon, Kathleen Boushee seconded the motion. Unanimously approved.

5. Application by Tim Brodeur and Daniel Brodeur for zoning permit for a home occupation of general contractor-home improvement business at 115 High Street (application available at Town Hall)

Messer's. Brodeur appeared before the commission to request a permit for a general contractor/home improvement business located at their home at 115 High Street. They stated that they would be using a single room of the house as an office for this business, and had no plans to store materials at this address. The Brodeur's are the owners and employees of the business. A portion of the existing garage was planned for a space to store tools.

Motion to approve this application as submitted made by Paul Piezzo, seconded by Arthur Speilman, unanimously approved.

6. Pre-application discussion with Frank Laroux regarding a 3-lot subdivision and common driveway on property located on Bushnell Hollow Road

A review of the existing subdivision plan identified the lot in question has a 32-foot access. If a subdivision of this parcel is desired, a variance would be required which would, under regulations, have the potential for a maximum of two building lots.

7. Final discussion of public hearing for proposed Zoning and Subdivision Regulations changes

Notification has been made to the three RDO's and surrounding towns. Richard Waterman has distributed the legal notice to be published with the proposed regulations changes. The hearing is set for May 7, 2008. As previously discussed, the sign specifics will be worked out at another meeting.

Let the record show that Shawn Bittman arrived at 8:30 p.m.

8. ZEO Report

Joe Smith mentioned that the Amgraph addition will be starting soon.

The furniture shop will be breaking ground shortly.

A comment was made regarding the Kramer property on Salt Rock Road. It appears business is being conducted at the site which is not an approved use. Joe Smith will address.

9. Regional Planner's Report

Tom Siedel distributed information regarding the May session of the Land Use Academy.

10. Chairman's Report

Richard Waterman reported that he attended the Board of Finance meeting and did not receive any opposition for the P&Z's proposed budget.

Richard Waterman also thanked the commission for their time and efforts.

11. Adjournment

Motion to adjourn by Joe Osowski, seconded by Paul Piezzo. Motion passed unanimously at 9:05 p.m.

Richard A. Waterman, Chairman