

Members present: Phyllis Folsom, Edward McSweegan, Mario Sapia, Betsy Ranelli, Richard Jones and alternates Olive Pedinelli and Margie Whipple. Also present were: Robert Walsh, Attorney Paul Gozzi, Robert Doane, Andrew Constantinou, Patricia Scanlon, Richard Joly, Milton Moritz, severan interested citizens and members of the Press.

PUBLIC HEARINGS

PETITION TO AMEND SECTIONS 21, 22, 23, 24, 8 and 72 OF THE ZONING REGULATIONS: To allow Accessory Apartments as a permitted use under certain conditions. Applicant: O.S. Zoning Commission
The public hearing was opened at 7:30 P.M. by the Chairman, Mrs. Folsom, and the Clerk read the legal call of the hearing. At this point the hearing was recessed in order to continue the public hearing on the addition to the T.N.T. Restaurant.

CONTINUATION OF PUBLIC HEARING: SPECIAL EXCEPTION USE - to construct an addition to an existing restaurant at 1596 Boston Post Road, Map #26, Lot #34. Applicant: Elephtheria Constantinou.
The Clerk read a letter from the Town Sanitarian stating that he had referred the matter to the State Health Department. Their letter, dated January 16th, stated that they approved the plans with two stipulations: (1) Manholes on the septic tank, grease trap and distribution box should be extended to grade; (2) the galleries should be reinforced for H-20 wheel loading since they are located under the parking area. Mr. Doane stated that those items had been taken care of. Mr. Walsh stated that he had met with the Chief of Police and a representative from the D.O.T. at the restaurant to discuss the egress onto Orchard Lane. Chief Mosca still objects to traffic exiting onto Orchard Lane and the State apparently will go along with whatever the town prefers. Milton Moritz, a traffic engineer hired by the applicant, said that he had looked at the plan in detail and felt that the Orchard Lane exit was safer and would not cause any problems for the residents. When asked about the safety of the children waiting for the school bus, Mr. Moritz stated that the applicant had offered to put in a sidewalk. However, Mr. Doane submitted a revised plan showing the exit onto Route One, and 50 parking spaces. Mr. Bushnell's calculations require 54 spaces and he has said that the State Fire Marshal agrees with him. At this time we have nothing in writing from the State. Mr. Doane said he had also talked to Mr. Powers of the D.O.T. and would be talking with him again later this week. Revised plans also show landscaping, seven light poles and handicapped parking spaces next to the building. Since we have no written report from the State Fire Marshal, the public hearing was continued until the next meeting on February 11th. Tonight's hearing ended at 8 P.M.

PUBLIC HEARING ON AMENDMENTS TO ZONING REGULATIONS (CONTINUED)

Mrs. Folsom read a statement explaining the commission's reasons for changing the regulations to provide for accessory apartments, and the Clerk read letters from the Planning Commission approving the amendments, from CRERPA stating that they find no intertown conflicts with the amendments, and from CAM stating that they find the amendments to be consistent with the policies of CAM.

Mrs. Folsom read a letter from the Connecticut Water Company expressing concerns about the fact that some of the B-4 zone is located near the aquifer. Mrs. Folsom said she believed that they had misunderstood the changes. They would apply mostly to large, older homes where the children had grown and gone; they would be owner occupied and would have to be on conforming lots. In addition to giving the owner additional income, it would provide housing for younger people. The public hearing ended at 8:30 P.M.

BUSINESS MEETING

DECISION: AMENDMENTS TO ZONING REGULATIONS - ACCESSORY APARTMENTS. Mrs. Folsom moved to approve the amendments as submitted, with the exception of Par. 8.14.8 which will be combined with 8.14.9, and in Section 72 the application fee for an accessory apartment will be \$25.00, with the annual fee remaining at \$5.00. The motion was seconded by Mr. Jones and unanimously approved.

DISCUSSION: SEDIMENTATION AND EROSION CONTROL ACT REQUIREMENTS, with Patricia Scanlon of S.C.S. and Richard Joly of CRERPA. Miss Scanlon and Mr. Joly explained the commission's responsibilities as set forth in Public Act 83-388 entitled "An Act Concerning Soil Erosion and Sedimentation Control", which will become effective July 1, 1985. This will mean amending the regulations to provide for proper provisions concerning soil erosion and sediment control during development. This will require certification of development plans by the commission and inspection of control measures during construction.

APPROVAL OF MINUTES: Mr. Sapia moved to approve the minutes of the meeting of January 21, 1985; motion seconded by Mr. McSweegan and unanimously carried.

SET DATES FOR PUBLIC HEARINGS: The following applications were scheduled for public hearings:

- March 4 - Pier extension at 210 Ferry Road -
Yacht Distributors
- March 18 - Zone Change, Boston Post Road -
Allen Hull/Travis Hatch
- March 18 - Text Change, B-4 Zone - Dr. Morton H.
Silberstein

DECISION: DOCK EXTENSION, MAP #32, LOT #2 - ROBERT A FOISIE
Mrs. Pedinelli sat for Mr. Jones on this application.

There was considerable discussion on this application and it was the opinion of the commission that a 250-foot dock was much too long and would interfere with recreational boating in the area. At the public hearing both the Harbor Master and the Chairman of the Waterfront Commission spoke in opposition.

Mrs. Folsom moved to deny Mr. Foisie's dock extension as it would block recreational use of North Cove; motion seconded by Mrs. Pedinelli and unanimously approved.