

After discussion, Mrs. Folsom made a MOTION to approve Petition #2 of John R. Baldoni with the following changes: garages including those permitted under 32.2.1 above to be added under Item #1 and 32.2.1 to be added before 32.2.2 in Item #3. The Motion was seconded by Mr. McSweegan. The petition for changes and amendments to the Zoning Regulations was approved by a vote of four in favor (Byrne, Folsom, McSweegan and Ranelli) and one abstention (Egelhofer).

Mrs. Folsom made a MOTION to approve Petition #1 of John R. Baldoni for a change of zone from B-3 to B-2 as proposed by John R. Baldoni in his application dated September 9, 1974. The Motion was seconded by Mr. McSweegan. The change of zone request was approved by a four (Byrne, Folsom, McSweegan and Ranelli) to one (Egelhofer) vote.

A discussion then ensued with regard to changing the small parcels of land bounding the Baldoni site from B-3 to AAA and also the addition of ... be sub-surface and designed ... in Regulation #51.9. Mr. Kolls made a MOTION to refer these items to the Planning Commission. The Motion was seconded by Mrs. Folsom and unanimously approved.

Mr. Kehoe noted that a discussion of silos should be discussed at the next meeting.

Mr. Kolls discussed Bryan and Panico's Alternate #1 with regard to the various types of cuttings. He stated that there are three types, as follows: 1) Commercial Cutting - which applies anywhere in the Gateway Zone, must have a filed Commercial Cutting Plan filed before any work can be done; 2) Non-defined (casual cutting) would be done by homeowners; 3) If a person is required to file a site plan he must file a Non-Commercial Cutting Plan.

Mr. McSweegan made a MOTION to approve the minutes of the meeting of November 18, 1974. Mrs. Folsom seconded the Motion and it was unanimously approved.

Mr. Kehoe discussed the purchase of additional Zoning Regulation books. After some discussion it was decided that Mr. Kehoe should order the amount he felt necessary as this purchase should come out of his budget.

The receipt of the Connecticut Conservation Association newsletter was noted. No action was taken.

The receipt of the legal notice from the Department of Environmental Protection was noted. No action was taken.

A discussion continued with regard to the Sub-Committee's recommendations on Alternate #1. Mrs. Folsom made a MOTION to accept the report of the Sub-Committee with suggested changes. The Motion was seconded by Mr. McSweegan and unanimously approved. The Clerk was instructed to send copies of Alternate #1 with the changes to the Planning Commission, Mr. Stanley Greimann of CRERPA, Mr. Milton Gardner of the Conservation Commission and Mr. Daniel Moriarty of the Gateway Commission. Mr. McSweegan made a Motion to refer the changes to the above for suggestions and review. The Motion was seconded by Mrs. Ranelli and unanimously approved.

Mr. Kehoe reported that the warrant had been served to Mr. Peters on the fifteenth of November.