

REGULAR MEETING
FEBRUARY 26, 2014

Bill Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
Richard Cool
April Slauson, Secretary, Absent
Kathy Donovan
Matthew DeBarber, Alternate, Absent

OTHERS:

Steve Macary, ZEO
Sue Goggin
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1. At 6:25 P.M., Bill Stopper opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum.
2. Commission discussion/decision for a site plan for a grocery beer permit located at 1183 New Haven Road. Applicant: Dp Mart

Steve reviewed the application and said it was complete. He said the applicant provided a statement of use. He sat down with them and checked off the waivers that they requested. He said in section 32.2.8 it says that the commission may, by a 2/3 vote, waive some of the requirements. He said they have to vote on that first. He said also a wetlands report is required if applicable. He said he also has the old file from 1989 that shows the existing building and dwelling. He has an application that shows that there was no wetlands approval back then. He said it just says N/A on it. He said the wetlands are at least 150' away if not more and the applicant is asking for a waiver of a wetlands report. There was a discussion on where the brook was in relation to the building. The applicant asked for waivers on the following under section 32.2.1: 4, 5, 6, 7, 9, 10, 11, 12, 16, 19. Steve said 32.2.2 can be waived. Sally said it talks about signs so she would like to discuss it. Bill asked Steve if the signage proposed is acceptable. Steve said it is. Bill said 32.2.3 should be part of the waiver. Steve said 32.2.4 would apply to new construction. Bill said this can be waived also. 32.2.5 is not applicable, according to Steve, therefore it can be waived. Bill said 32.2.6 applies to new construction and can be waived. Regarding 32.2.7, Steve said they received a sewer sketch from Wayne Zirolli. Sally asked if they have dumpsters and if they are enclosed. Julia Ashraf, applicant, said they do have self locking dumpsters but they are not enclosed. A discussion ensued and it was decided that there is not enough room for them to enclose the dumpsters. It was noted that there is a stockade fence at the back of the property. The commission discussed making a text change to the regulations to add enclosing dumpsters.

VOTED: Unanimously on a motion by Rick Cool and seconded by Sally Brouillet to waive the following requirements: Section 32.2.1 #4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 19, 20; Sections 32.2.2, 32.2.3, 32.2.4, 32.2.5, 32.2.6.

VOTED: Unanimously on a motion by Kathy Donovan and seconded by Sally Brouillet to **APPROVE** a site plan for a grocery beer permit located at 1183 New Haven Road; Applicant: Dp Mart

3. Adjournment

VOTED: Unanimously on a motion by Kathy Donovan and seconded by Rick Cool to adjourn the meeting at 7:25 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/sg