

Present: T. Lentz, Chairman C. Jefferson, ZEO
D. Gross
S. Warren
P. McGuinness
T. Hogarty
A. Martin (seated for G. Cook)
R. Drew (non-seated alternate arrived at 7:20 PM)

1. Call to Order

Chairman Lentz called the meeting to order at 7:02 PM.

2. Minutes of Regular Meeting No. 1144 Held September 5, 2017

Motion by Warren, second by Hogarty, to approve September 5, 2017 Minutes amended as follows -

Under 8. Report of Officers and Subcommittees, 5th paragraph, correct first sentence to read, "Stephanie Warren noted she attended the RiverCog meeting at the Westbrook Town Hall."

Under 8. Report of Officers and Subcommittees, 2nd paragraph, correct second sentence to read, "He will pass those along to the Assessor and Tighe and Bond to work on."

Under 8. Report of Officers and Subcommittees, 3rd paragraph, include the fact there should be a legend on the bridge printout as to what organization supplied the information and also an explanation of what less than 6 feet is, i.e. not a bridge.

PASSED UNANIMOUSLY.

3. Visitors – none.

4. Communications and Bills

(1) Email from Attorney Mark Branse, dated 9/8/17, re New Regulation (Temporary Health Care Structure).

(2) Invoices from Halloran & Sage LLP, dated September 14, 2017 in the amounts of \$166.50 and \$37.00 for legal services.

5. Old Business

(a) LaForesta – updated lighting plan

ZEO Jefferson noted she met with First Selectwoman Iino and Eversource regarding the poles and lighting at LaForesta. Eversource refused to take the poles down. They also indicated they don't get permits for these.

ZEO Jefferson noted First Selectwoman Iino asked where in the Zoning Regulations does it say it can only be 12'. An understanding was reached with Eversource that they need permits first for lighting only.

It was noted Michael Harkin has amended the lighting plan. The only change is rather than have 2 lights at each end of the parking lot, they will put them on 1 pole. It will be the same amount of lighting going in 2 different directions. The photometrics shows it will cover the whole parking lot. The old poles will come down. New poles 12' will be put in. All lights will be shielded to not go off the site.

Alec Martin asked if it has been stated other than the drawing what will be achieved by this. ZEO Jefferson noted the Commission approved the lighting awhile ago. The only thing changing is 1 pole with 2 lights, 12' maximum. The lights will have cut off shields. The pole in Note #4 will be removed.

Motion by Gross, second by Martin, to approve updated lighting plan dated 8/14/17 for site lighting improvements for LaForesta. PASSED UNANIMOUSLY.

6. Zoning Enforcement Officer's Report

ZEO Jefferson noted a question has come up from a resident that our regulations don't allow for a two family home in an approved subdivision. Is that forever or just when a subdivision is being built? This is the former Mattheis farm. There are two pieces of property – farm and house and a caretaker's property. There are 4 lots total. The daughter of the owner of the house wants an apartment in the caretaker's house. The regulations say the owner of the house has to live in the house. Chairman Lentz noted they would have to apply for a variance because the property owner does not live in the house. The Commission will not object.

7. New Business – none.

8. Report of Officers and Subcommittees

(a) Town Plan of Conservation & Development

Chairman Lentz noted Dr. Warren has made a list of comments from the POCD Survey.

Chairman Lentz briefly reviewed the email from Attorney Branse on “MediPods.” Attorney Branse noted the Commission was right about who lives in the MediPod. Lentz also asked Attorney Branse if the Commission should stick with the State of Connecticut law or adopt our own regulation. Attorney Branse felt it was wise to opt out and write our own regulation. He also said not to hold the public hearing to opt out until after October 1st when the new law becomes effective. Chairman Lentz suggested the ZEO put together an application that has the requirements on it including septic, letter from physician, Health Department approval and let the Commission take a look at it. The new regulation will be put on hold until we see what happens.

Dr. Warren noted there was nothing new from RiverCog.

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David Gross noted he has everything done except for Education. He hasn't heard back from the School Superintendent. Roads and bridges are done.

9. Adjournment

There being no further business, the meeting adjourned at 7:40 PM.

Respectfully submitted,



Judith R. Brown, Recording Secretary

Cc:	Town Clerk	Conservation Commission
	Board of Selectmen	Inland Wetlands & Watercourses Com.
	Commission Members	Public Works
	C. Jefferson, ZEO	Mark Branse, Esq., Commission Attorney