

TOWN OF DURHAM

Planning and Zoning Commission

P.O. Box 428

Durham, Connecticut 06422-0428

** These minutes were prepared from motions; the tape was unavailable at time of preparation **

MINUTES OF FEBRUARY 21, 2007, MEETING

Present

Members: Ralph Chase, George Eames, Jim Kowolenko, Gene Riotte, Tom Russell
Town Planner: Geoffrey Colegrove
Alternate: Mike Geremia

Absent

Members: Frank DeFelice, Richard Eriksen, Dave Foley, Dian O'Neal
Alternate: Brian Ameche

The meeting was called to order by George Eames, Chairman, at 7:30 p.m.
Mike Geremia was seated on the Commission in Richard Eriksen's place.

1. Approval of Agenda

Motion by Ralph Chase, seconded by Tom Russell, to approve the agenda of the February 21, 2007, meeting as amended to reflect the deletion of Greenland Realty and the addition of Mollie Nolan, home occupation application. Motion carried unanimously.

2. Catherine Berten-Gutch, Request for Release of Bond, Haddam Quarter Road

Motion by Ralph Chase, seconded by Mike Geremia, to release all but \$1,200 of the Berten-Gutch performance bond, Berten Heights subdivision; the \$1,200 is to cover the cost of replacing street trees if some die. Motion carried unanimously.

February 21, 2007

Page 2

3. Proposed Zoning Text Amendments, Section 13.03. "Site Plan Review," Subsection 13.03.04. "Site Plan Requirements"

Motion by Jim Kowolenko, seconded by Ralph Chase, to approve the proposed zoning text amendments, Section 13.03, "Site Plan Review," Subsection 13.03.04, "Site Plan Requirements." Motion carried unanimously.

4. Payment of Bill

Motion by Ralph Chase, seconded by Mike Geremia, to approve payment of the following bill:

- Midstate Regional Planning Agency — \$5,896.74 (January expenses)

Motion carried unanimously.

5. Mollie Nolan, 67 Coe Road, Home Occupation Application - Bookkeeping

Motion by Ralph Chase, seconded by Mike Geremia, to approve the home occupation for a computer-based bookkeeping service, applicant: Mollie Nolan, 67 Coe Road. Motion carried unanimously.

Motion by Ralph Chase, seconded by Mike Geremia, to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

Respectfully submitted,

Jan Melnik
2/28/2007