

TOWN OF DURHAM

Planning and Zoning Commission
P.O. Box 428
Durham, Connecticut 06422-0428

MINUTES OF OCTOBER 19, 2005, MEETING

* Because of a tape malfunction, the minutes have been prepared using the official motions of the meeting.

Present

Members: Al Bradanini, George Eames, Richard Eriksen, Dave Foley, Jim Kowolenko,
Dian O'Neal, Jackie Snow
Town Planner: Geoffrey Colegrove
Alternates: Ralph Chase, Gene Riotte

Absent

Members: Brian Ameche, Jan Melnik
Alternate: Frank DeFelice

The meeting was called to order by George Eames, Chairman, at 7:30 p.m. Ralph Chase was seated on the Commission in Jan Melnik's place. Gene Riotte was seated on the Commission in Brian Ameche's place.

1. Approval of Agenda

Motion by Al Bradanini, seconded by Ralph Chase, to approve the agenda of the October 19, 2005, meeting as presented. Motion carried unanimously.

Motion by Ralph Chase, seconded by Al Bradanini, to recess the regular meeting for the public hearings. Motion carried unanimously.

PUBLIC HEARING

1. Applicant/Owner: Jay Cusak
Location: Pisgah Road
Application: Proposed two-lot resubdivision

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Members: Al Bradanini, George Eames, Richard Eriksen, Dave Foley, Jim Kowolenko,
Dian O'Neal, Jackie Snow
Town Planner: Geoffrey Colegrove
Alternate: Ralph Chase, Gene Riotte

Chairman George Eames read the call for the Public Hearing from the Legal Notice. Attendance was taken and all members present were seated on the Commission. Ralph Chase was seated on the Commission in Jan Melnik's place. Gene Riotte was seated on the Commission in Brian Ameche's place.

Motion by Richard Eriksen, seconded by Al Bradanini, to continue the public hearing on the request for a proposed two-lot resubdivision, Pisgah Road; applicant/owner: Jay Cusak. Motion carried unanimously.

PUBLIC HEARING

2. Applicant/Owner: Jay Cusak
Location: Pisgah Road
Application: Request for a Special Permit for the Earth Excavation of
Material in excess of 1,000 cubic yards, Pisgah Road

Members: Al Bradanini, George Eames, Richard Eriksen, Dave Foley, Jim Kowolenko,
Dian O'Neal, Jackie Snow
Town Planner: Geoffrey Colegrove
Alternate: Ralph Chase, Gene Riotte

Chairman George Eames read the call for the Public Hearing from the Legal Notice. Attendance was taken and all members present were seated on the Commission. Ralph Chase was seated on the Commission in Jan Melnik's place. Gene Riotte was seated on the Commission in Brian Ameche's place.

Motion by Richard Eriksen, seconded by Ralph Chase, to continue the public hearing to November 16, 2005, on the request for a special permit for the earth excavation of material in excess of 1,000 cubic yards, Pisgah Road; applicant/owner: Jay Cusak. Motion carried unanimously.

PUBLIC HEARING

3. Applicant/Owner: Glen Yates
Location: 171R Harvey Road
Application: Request for a Special Permit for an Accessory Apartment

Members: Al Bradanini, George Eames, Richard Eriksen, Dave Foley, Jim Kowolenko,
Dian O'Neal, Jackie Snow
Town Planner: Geoffrey Colegrove
Alternate: Ralph Chase, Gene Riotte

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Chairman George Eames read the call for the Public Hearing from the Legal Notice. Attendance was taken and all members present were seated on the Commission. Ralph Chase was seated on the Commission in Jan Melnik's place. Gene Riotte was seated on the Commission in Brian Ameche's place.

Motion by Jim Kowolenko, seconded by Dave Foley, to continue the public hearing on the request for a special permit for an accessory apartment at 171R Harvey Road; applicant/owner: Glen Yates. Motion carried unanimously.

Motion by Ralph Chase, seconded by Dave Foley, to reconvene the regular meeting at 9:15 p.m. Motion carried unanimously.

2. Tom Russell, Review Bonds and Discussion of Gravel Removal, Shunpike Road

Motion by Richard Eriksen, seconded by Dave Foley, to roll Mesick bond on Shunpike Road into Russell bond on Shunpike should such bond be found (about \$4,000) and pending receipt of a letter allowing same from Mr. Mesick. Motion carried unanimously.

3. Peter Grippo, Grippo's Mobil Service Center, Signs for Subway, Dunkin Donuts, and Mobil Station, 349 Main Street

Motion by Richard Eriksen, seconded by Jim Kowolenko, to approve the proposed signs for Subway, Dunkin Donuts, and Grippo's Mobil Station, as presented, 349 Main Street, with no additional temporary signs. Motion carried unanimously.

Motion by Richard Eriksen, seconded by Al Bradanini, to have Grippo's submit a modified site plan to show the block wall and landscaping as on the as-built. Motion carried unanimously.

4. Payment of Bills

Motion by Ralph Chase, seconded by Al Bradanini, to approve payment of the following bills:

Attorney Thomas Byrne – \$2,175.00 (Brian Esparo case)
Midstate Regional Planning Agency – \$4,772.18 (August expenses)
Midstate Regional Planning Agency – \$5,256.13 (September expenses)

Motion carried unanimously.

Motion by Ralph Chase, seconded by Al Bradanini, to adjourn at 10:20 p.m. Motion carried unanimously.

Respectfully submitted,

Jan Melnik
10/28/2005