

# TOWN OF DURHAM

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

## MINUTES OF JULY 18, 2007 MEETING

### Present

Members: David Foley, George Eames, Richard Eriksen, Jim Kowolenko, Frank DeFelice, Eugene Riotte, Jr., Ralph Chase, Tom Russell  
Town Planner: Geoffrey Colegrove  
Alternates: Mark Laudano, Michael Geremia

### Absent

Members: Dian O'Neal  
Alternates: Brian Ameche

#### 1. Approval of Agenda

Motion by Ralph Chase, seconded by Tom Russell, to approve the agenda of the July 18, 2007 meeting as presented. Motion carried unanimously.

#### 2. Public Session

A resident complained about the size of a "no trespassing" sign at 23 Brittany Drive.

Greenland Realty is creating dust and there is a pile of dirt, with snow plows, backhoes, etc. stored outside.

#### 3. Joseph Pasquale, Request for Zoning Text Amendment, Section 06. "Commercial Districts", to Reduce Maximum Size of a Single Structure to 30,000 sq. ft. from current 40,000 sq. ft.

Mr. Pasquale proposes that the commission reduce the square footage of a building in the commercial district from 40,000 square feet to 30,000 square feet.

Motion by Ralph Chase, seconded by David Foley, to hold a public hearing regarding the request for a zoning text amendment to Section 06, Commercial Districts on September 5, 2007 at 8:00 p.m. Motion carried unanimously.

4. Tilcon Inc., Request for the Renewal of an Earth Excavation and Removal Permit, South Side of Wallingford Road

Motion by Richard Eriksen, seconded by Ralph Chase, to approve the request for a 1-year renewal of an earth excavation and removal permit for Tilcon, Inc. south side of Wallingford Road. Motion carried unanimously.

5. Hugh Cox, Request for Release of Bond, East Woods Road

Motion by Richard Eriksen, seconded by David Foley, to approve the request for the release of all but \$2,000 of the erosion and sedimentation bond for East Woods Road, Applicant: Hugh Cox. Motion carried.

6. Aberdeen LLC, Modification to Site Plan, CT Route 17 and Stagecoach Road

Motion by Richard Eriksen, seconded by Jim Kowolenko, to approve the modification to the site plan for Aberdeen LLC, CT Route 17 and Stagecoach Road, to replace the existing brick house with a new unit with its own septic system and using the common water system. Motion carried unanimously

7. William and Francine Loveland, Request for a Proposed 2 Lot Subdivision, Dead Hill Road

Motion by Richard Eriksen, seconded by Frank DeFelice, to approve the request for a proposed 2 lot subdivision on Dead Hill Road. William and Francine Loveland, Applicant/Owners. Motion carried unanimously

8. Lino Aparo, Request for a Modification to the Site Plan for Addition of Cooler, Front Entrance and Delivery Elevator, 472 Main Street

Motion by Ralph Chase, seconded by Frank DeFelice, to approve the modification to the site plan for the addition of a cooler, front entrance and delivery elevator at 472 Main Street. Applicant: Lino Aparo. Motion carried unanimously

9. Payment of Bills

Motion by Ralph Chase, seconded by Frank DeFelice to approve the following bills:

- Midstate Regional Planning Agency – \$5,260.71 (June bill)
- William Wrang, Jr., State Marshal - \$50.00 (delivery of letter to Patrick Bufford and James Cournoyer)

- Jan Melnik, Absolute Advantage - \$431.30 (minutes of June 20, 2007)
- Midstate Regional Planning Agency - \$192.70 (Zoning Regulations and Road Specifications)

Motion carried unanimously

10. Minutes of Previous Meeting(s)

Motion by Michael Geremia, seconded by Ralph Chase, to approve the minutes of the June 20, 2007 meeting as submitted. Motion carried. All in favor with the exception of Tom Russell and Mark Laudano (in abstention).

11. Miscellaneous

Motion by David Foley, seconded by Jim Kowolenko, for the Planning and Zoning Commission to send a letter to the Durham Zoning Board of Appeals reiterating our position that the mining of bedrock being duly considered by this commission be restricted to the Heavy Industrial Zones. Motion carried. All in favor with the exception of Tom Russell (in abstention).

12. Adjournment

The meeting was adjourned at 8:40 p.m. Motion carried unanimously.

Respectfully submitted,

Judith E. Snyder  
7/19/07