

**Town of Ashford
Planning and Zoning Commission
Regular Meeting
March 12, 2012**

Present: Richard Hyde (Vice Chairman), Alex Hastillo, Sid Organ, Art Talmadge, Bill Kerensky, Robert Zaicek, Evelyn Pfalzgraf, Francine Hodovan (Recording Secretary) and Michael Gardner (Zoning Officer).

Guests: John Filchak (NECCOG Executive Director), Antoinette Webster (Town Attorney) and Luther Brauch.

Call to order: The regular meeting of the Ashford Planning and Zoning Commission was called to order at 7:00 p.m.

Seating of Alternates: None.

Review and consideration of the minutes of the February 13, 2012 meeting:

S. Organ moved and A. Hastillo seconded a motion to accept the minutes of the February 13, 2012 meeting of the Planning and Zoning Commission as written. Voting for: R. Hyde, A. Hastillo, A. Talmadge, S. Organ, B. Kerensky, and E. Pfalzgraf. Voting Against: None. Abstaining: R. Zaicek. The motion passed 6-1 with everyone voting affirmatively, except for R. Zaicek who abstained.

Old Business:

Legal Review Presentation by Antoinette Webster and John Filchak.

Discussion was held with regard to the Proposed Regulation Changes Draft. The group went over placement of headings, omissions, wording, and definitions for Articles 3 through 5. It was noted that since the P&ZC had not yet had a chance to review the proposed changes, made by J. Filchak, that they will review and more discussion will follow at the next Regular Meeting of the P&ZC. A. Webster stated that she and J. Filchak will return in April to review all the language and its placement and “to button things up”. She and J. Filchak will also return in May to continue with finalization of the document.

New Business:

None.

Other Business:

None.

Zoning Officer’s Report:

M. Gardner stated that he has issued a zoning permit for 213 Wormwood Hill Road for building a new house on the hill which was approved by the Farmland Preservation Trust. He also looked at 3 different residential structure applications and determined that all of the 3 need to update their site plans and go before the IWWC before they come to the P&ZC for their review and

acceptance. Finally, he noted that he is ready to issue a building permit for Our Companions Domestic Animal Sanctuary, Phase I. This is for the building of the rescue cottage

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(which may eventually house an on-site employee), gazebo and maintenance garage. The berm and tree planting screening the neighbor's property will be done in Phase 1 as required by the PZC except a portion towards Floeting Road which will be completed after the second septic system is installed in Phase 2.

Public Comment:

None.

Adjournment:

A. Talmadge moved and W. Zaicek seconded a motion to adjourn the March 12, 2012 regular meeting of the Ashford Planning and Zoning Commission. Voting for: Richard Hyde (Vice Chairman), Alex Hastillo, Sid Organ, Art Talmadge, Bill Kerensky, Robert Zaicek, Evelyn Pfalzgraf. Voting against: None. Abstaining: None. Motion passed 7-0 with everyone voting affirmatively. Meeting adjourned at 9:07 p.m.

Respectfully submitted,

Francine Hodovan
Recording Secretary