

**Town of Ashford
Planning and Zoning Commission
Regular Meeting
April 9, 2012**

Present: Richard Hyde (Chairman), Alex Hastillo, Sid Organ, Art Talmadge, Robert Zaicek, Evelyn Pfalzgraf, Nord Yakovleff (alt.), Bud Bagley, Anthony Paticchio, Luther Brauch (alt.), Francine Hodovan (Recording Secretary) and Michael Gardner (Zoning Officer).

Guests: John Filchak (NECCOG Executive Director) and Antoinette Webster (Town Land Use Attorney).

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: N. Yakovleff was seated for W. Kerensky.

Review and consideration of the minutes of the March 12, 2012 meeting:

S. Organ moved and R. Hyde seconded a motion to accept the minutes of the March 12, 2012 meeting of the Planning and Zoning Commission as written. Voting for: R. Hyde, A. Hastillo, A. Talmadge, S. Organ, R. Zaicek and E. Pfalzgraf. Voting Against: None. Abstaining: A. Paticchio, L. Brauch and N. Yakovleff. The motion passed 7-0 with everyone voting affirmatively, except for A. Paticchio, L. Brauch, N. Yakovleff and B. Bagley 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 1 through 5. It was decided that at the next Regular Meeting of the P&ZC A. Webster and J. Filchak will provide copies of language on lake districts, the incorporation of special development zones and special uses as replaced in Section V., a draft of Articles 1,3,4 and 5., pictures of parcels in town and their designations, commercial and residential design examples in keeping with the design theme of the town.

R. Hyde will e-mail L. Wrobel regarding the Conservation Commission and getting them involved in some of this discussion.

New Business:

This party was not present so discussion of Chris Battista's possible commercial use of 219 Frontage Rd. was shelved until May 2012 meeting.

Other Business: None.

Zoning Officer's Report:

M. Gardner stated that there is nothing new to report. Building permit will be issued this week for the rescue cottage at Our Companions' Domestic Animal Sanctuary. Phase 1 has been approved by the Health Department and the Public Health Department. Phase 1 includes site work, berm placement, rescue cottage, small maintenance garage and gazebo.

There have been some pre-approved lot site plans reviewed but they have no P&ZC issues. Grading has begun for the new house on Wormwood Hill Rd., per the agreement with the Farmland Preservation Trust as part of the preliminary site work. The Brauches will present their barn proposal in May and, finally, the property across from Gary's Garage has an inordinate amount of items strewn on the lawn area and M. Gardner and the Selectman's office will be looking into this during this week.

Public Comment:

None.

Adjournment:

A. Talmadge moved and S. Organ seconded a motion to adjourn the April 9, 2012 regular meeting of the Ashford Planning and Zoning Commission. Voting for: Richard Hyde (Vice Chairman), Alex Hastillo, Sid Organ, Art Talmadge, Robert Zaicek, Evelyn Pfalzgraf, Bud Bagley, Nord Yakovleff, Anthony Paticchio, . Voting against: None. Abstaining: None. Motion passed 9-0 with everyone voting affirmatively. Meeting adjourned at 8:57 p.m.

Respectfully submitted,

Francine Hodovan
Recording Secretary