

**PLANNING AND ZONING COMMISSION
TOWN OF ASHFORD
REGULAR MEETING
AUGUST 11, 2014**

PRESENT: Sid Organ (Chairman/President), Alex Hastillo (Secretary), Luther Brauch, Jeff Silver-Smith, Nord Yakovleff, Bob Zaicek, Tom Paul (Alt.), Noah Vertefeuille (Alt.), Michael Gardner (Zoning Officer) and Francine Hodovan (Recording Secretary).

Guests: Bob Messier (Messier and Associates), Bonnie and Ralph Sherman, Wayne LaFerriere, David E. La Porte, Dorian Famiglietti (Land Use Attorney).

1. Call to order: The August 11, 2014 regular meeting of the Ashford Planning Commission was called to order by Chairman Sid Organ at 7:00 p.m.

2. Seating of Alternates: Mr. Paul was seated for Ms. Dreslough, Mr. Vertefeuille was seated for Mr. Hyde and Mr. Brauch was seated for Mr. Nagy.

3. Bills: Francine Hodovan, Recording Secretary presented her bill for this evening's meeting.

HASTILLO MOVED AND ZAICEK SECONDED A MOTION TO ADD THE PLAN OF THE CONSERVATION DEVELOPMENT COMMITTEE TO THE AGENDA. . VOTING FOR: ORGAN, HASTILLO, SILVER-SMITH, YAKOVLEFF, ZAICEK, BRAUCH, PAUL AND VERTEFEUILLE. VOTING AGAINST: NONE. ABSTAINING: NONE. THE MOTION PASSED 8 – 0.

4. Acceptance and Approval of Minutes for July 14, 2014:

ZAICEK MOVED AND SILVER-SMITH SECONDED A MOTION TO ACCEPT THE MINUTES OF THE REGULAR MEETING AND CONTINUATION OF THE PUBLIC HEARING ON JULY 14, 2014 AS WRITTEN. VOTING FOR: ORGAN, HASTILLO, SILVER-SMITH, YAKOVLEFF, ZAICEK, PAUL AND VERTEFEUILLE. VOTING AGAINST: NONE. ABSTAINING: BRAUCH. THE MOTION PASSED 7 – 0.

5. Continuation of Public Hearing of Robert Burr, Re-Subdivision Plan Lots 5 and 5.5 at 234 James

Road: Bob Messier once again recapped the situation as it stands today for the P&ZC and guests. He noted that EHHD (Geoff Havens) had not yet been out as promised to look at the new site for the septic system. He said that he would be there on Thursday, August 14, 2014 at noon. Therefore, Mr. Messier requested that the hearing be continued until he gets the results from EHHD. It was again noted that the home owners on James Road are against the building of the home and any subdivision of Lots 5 and 5.5 and

Continuation of Public Hearing of New, Revised Zoning Regulations for the Town of Ashford: Attorney Famiglietti went over some of the finer points of the documents that are ready to be sent to Public Hearing. Because there are currently no design guidelines she will note on Appendix A that the "page left intentionally blank" until further development of those guidelines.

Alternate energy was discussed and currently as it stands the Commission feels that more and more definitive research needs to be done to assess the safety and health of the townspeople before any

decisions can be made. At this point, the rest of the document stands as is, except for the alternate energy section, which will, again, be “intentionally left blank until a later date”. Famiglietti stated that the final regulations should be available by the end of next week. Currently the last update is dated 05/27/2014. The P&ZC intends to finish the bulk of the final regs, find a consultant and work on alternative energy regs.

6. Old Business: None.

7. New Business: None.

8. Other Business: None.

9. Zoning Enforcement Officer’s Report: M. Gardner stated that he updated the cease and desist order on Robert Platt, owner of a property on Westford Hill Road with vehicles and junk in his yard. Gardner issued zoning compliance certificates for Westford Road and Perry Hill Road for ground mount photovoltaic arrays with Ross Solar.

10. Adjournment: VERTEFEUILLE MOVED AND R. ZAICEK SECONDED A MOTION TO ADJOURN.
VOTING FOR: VOTING FOR: ORGAN, HASTILLO, SILVER-SMITH, YAKOVLEFF, ZAICEK, BRAUCH, PAUL AND VERTEFEUILLE. VOTING AGAINST: NONE. ABSTAINING: NONE. THE MOTION PASSED 8 – 0.

The August 11, 2014 meeting of the Ashford Planning and Zoning Commission adjourned at 8:35 p.m.

Respectfully submitted,

Francine Hodovan
Recording Secretary