

**PLANNING AND ZONING COMMISSION  
TOWN OF ASHFORD  
REGULAR MEETING  
August 10, 2015**

**PRESENT:** Jeff Silver-Smith (Chairman), Luther Brauch, Alex Hastillo, Gerry Nagy, Tom Paul (alt.), Richard Williams, Bob Zaicek, Francine Hodovan (Recording Secretary).

**Guests:** William Darcy, Doug Jenne.

**1. Call to Order:** The August 10, 2015 regular meeting of the Ashford Planning Commission was called to order by Chairman Jeff Silver-Smith at 7:00 p.m.

**2. Seating of Alternates:** Mr. Paul was seated for Mr. Yakovleff.

**3. Review of Meeting Minutes for June 8, 2015 Regular Meeting:**

**MR. NAGY MOVED AND MR. WILLIAMS SECONDED A MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF THE P&ZC OF JUNE 8, 2015 AS WRITTEN. VOTING FOR: SILVER-SMITH, BRAUCH, NAGY, PAUL, WILLIAMS AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: HASTILLO. MOTION PASSED 6 TO 0.**

**4. Bills:** Ms. Hodovan submitted a bill for the July 20, 2015 POCD meeting and one for tonight's meeting of the PZ&C which were signed by Chairman Silver-Smith.

**5. Old Business:** None.

**6. New Business:**

**A. Appoint Replacement for Regular Member Deirdre Dreslough:** Mr. Silver-Smith opened the floor for nominations. Mr. Hastillo nominated Mr. Paul for the open position on the Planning and Zoning Commission. As there were no other nominations, Mr. Silver-Smith closed the nominations.

As there were no further nominations, the Chairman cast one vote for Mr. Paul to fill the open position on the Planning and Zoning Commission.

Mr. Paul will be filling Ms. Dreslough's position until the next municipal election in November, 2015. The BOS will appoint an alternate to fill in the position that is now opened until November, 2015. At that time, there will be a vote for any candidate from any party to fill in the next two-year term for both a regular position and an alternate.

**B. Plan of Conservation Development (POCD) Discussion:** Mr. Williams, Mr. Zaicek and Chairman Silver-Smith gave an update of the POCD Committee's work to date. Mr. Williams handed out a copy of the status report as of June, 2015 and a copy of the meeting minutes from the July 8, 2015 meeting. He explained that the State has granted an extension for document completion to April, 2016, which gives the Committee more time to complete a more comprehensive report than has heretofore been written. The POCD Committee as a result has decided to not just update the report as it was written but also to adopt a different structure based on specific goals and objectives.

With regard to other groups that the Committee wishes to have involved, they have requested that Mr. Silver-Smith discuss this with Mr. Zambo and invite individual commissions or boards to be present at particular meetings when issues they are involved in will be on the agenda since it is important to have their input. A revised draft of the document thus far was received late this afternoon and there was not time to present it at tonight's meeting. Once a comprehensive draft is finished to the Committee's satisfaction, it will go out to a wider audience for comment.

It was clarified that the POCD covers more than just conservation and development of the town, but it also takes into consideration the sustainability of the town and its functions, services and taxation of citizens.

It was also clarified that the goal of the POCD is to create a plan today for the future of the Town of Ashford in order to establish regulations that follow its objectives. It is also an important goal to keep the POCD an active document that is updated periodically, not just every ten years as required by the State.

**C. Site Plan Application from Cumberland Farms, Inc. to Replace the Existing Convenience Store and Gas Station: MR. HASTILLO MOVED AND MR. NAGY SECONDED A MOTION TO RECEIVE THE SITE PLAN AND APPLICATION BY CUMBERLAND FARMS, INC. FOR REVIEW. VOTING FOR: SILVER-SMITH, BRAUCH, HASTILLO, NAGY, PAUL, WILLIAMS AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: NONE. MOTION PASSED 7 TO 0.**

Mr. Silver-Smith said that the Zoning Enforcement Officer stated that the application was complete and the application fee was received. Discussion was held as regards the P&ZC regulations and the legality of this proposed expansion based on the regulations as they now stand. This is an issue that will be brought to the attorneys for clarification before the next regularly scheduled meeting of the P&ZC. Mr. Silver-Smith stated that now that the application has been received for review, he encourages the members to do so carefully and to submit questions for discussion with Cumberland Farms, Inc. and their attorneys. He also stated that Ken Slater (Attorney) will be following up with the P&ZC regarding both the current regulations and this application in particular.

**7. Zoning Enforcement Officer's Report:** None.

**8. Other Business:** Mr. Silver-Smith noted that there is currently only alternate (Noah Vertefeuille) serving on the P&ZC and that one name has been submitted to BOS to fill another slot. This individual is currently being vetted by the Selectmen for suitability. If any Commission members know of others who may be interested, please submit their names to him for consideration by the BOS.

**9. Adjournment: MR. ZAICEK MOVED AND MR. NAGY SECONDED A MOTION TO ADJOURN. VOTING FOR: SILVER-SMITH, BRAUCH, HASTILLO, NAGY, PAUL, WILLIAMS AND ZAICEK. VOTING AGAINST: NONE. ABSTAINING: NONE. MOTION PASSED 7 TO 0.**

The August 10, 2015 meeting of the Ashford Planning and Zoning Commission adjourned at 7:52 p.m.

Respectfully submitted,

Francine Hodovan  
Recording Secretary