

DRAFT MINUTES  
Regular Meeting  
Canton Zoning Commission  
Wednesday, June 19, 2013 7:30 p.m.  
Library Community Center, Room F  
40 Dyer Avenue, Canton, CT

**CALL TO ORDER:** Chairman Bondanza called the meeting to order at 7:30pm.

**ROLL CALL:**

Present – Chairman David Bondanza, Daniel Barnhart, William Sarmuk, Philip Pane, John Huyghebaert, Jonathan Thiesse, Keith August

Absent – N/A

Also Present – Neil Pade, Director of Planning and Community Development

**PUBLIC HEARING**

1. File #417; ApIn. #1405; 285 Albany Turnpike; Assessor's Map 31; Lot #1010285; Zone SB; Special Exception for Section 31.5 Enlargement of current special exceptions for 31.2.1 Retail business; 31.2.2 a thru l Personal Service Businesses; 31.2.3 Banks; 31.2.4 Offices; 31.2.5 Restaurants; 31.2.8 Signs and 31.2.11 Parking for more than 5 motor vehicles; Special Exception for Sections 21.2.3 Hospital, church; 21.2.5 clubs; 21.2.8 Profit or nonprofit private school; 21.2.12 Accessory Use; and Site Plan Amendment for Section 51.5; for pad site approval; 285 Albany Turnpike LLC, applicant/owner.

Arthur Godbout, manager of 285 Albany Turnpike, LLC represented the application. He stated that it was continued from last month's meeting. The application is seeking approval to build a pad site in the rear of 285 Albany Turnpike. He clarified this is not to build a building, but to market and sell the lot to someone who would build the building in the future. He advised that he worked with Mr. Pade to make the following changes:

- Mr. Godbout changed the plan from two buildings into one after understanding expense of the sewer hookup including an extension to the main line.
- He believes the storm water and erosion controls are adequate. He noted that with all the recent rain, there was not any flooding.
- The plan now includes islands at Mr. Pade's suggestion, but he believes that islands create ice dams, make it difficult to remove snow/ice in the winter and cause slip and falls.

Mr. Godbout advised that the Wetlands Committee has approved the plan and suggested doubling up on the silt fence in rear. He has complied with this suggestion.

Mr. Pade advised the Commission that the main reason to continue the issue last month was to wait for the Wetlands approval. He stated all staff concerns have been addressed in the updated plans.

Mr. August noted that Mr. Godbout does not want the islands but they are in the plan. Mr. Godbout explained that the islands were added at Mr. Pade's suggestion. If they are not necessary, they will be removed.

**MOTION:** Mr. Thiesse made a motion to close the public hearing. Mr. Sarmuk seconded the motion. The motion passed unanimously, 7-0-0.

2. File #2; Apln. #1412; 220 Albany Turnpike; Assessor's Map 31; Lot 1011220; Zone SB; Special Exception for Section 10.2 Enlargement of non-conforming use; Site Plan Modification Section 51.5; Henry J. Bahre, applicant/owner.

Henry Bahre presented the application. He advised that the existing marquee sign is 40 years old. He would like to upgrade the sign to one of similar size with internal lighting. He noted that the tenants in the plaza are in agreement with the new sign.

Mr. Thiesse asked about what controls are in place to limit the amount of light from the sign. Mr. Pade advised that there are not any regulations for internal lights. David Kroll advised that the lights would be fluorescent 5200kw (daylight bulb) or a warmer 4200kw alternative.

Mr. Bondanza asked if empty slots on the sign would be lit. Mr. Bahre advised lighting for each slot is not individually controlled.

Ron Goldman, 190 Albany Turnpike, Canton Chamber of Commerce, noted it will improve the business climate in plaza and approves of the new sign.

Dave Kauffman, owner of the Bagel Deli, stated the sign is a large improvement, and advised it is crucial for the business to have a sign.

Mr. August asked if the smaller slots can be customizable like the larger slots. Mr. Bahre advised that the smaller businesses will follow a template for consistency.

The Commission discussed how long the sign should be lit and similar signage in the neighborhood. They agreed that the sign should be lit until all the businesses close in the plaza.

It was noted that the color of the vinyl sign is negotiable, and a double panel can change to two singles and two singles can make a double.

The Canton Village Association would like new tenants to meet with association before the sign is changed.

**MOTION:** Mr. Sarmuk made a motion to close the public hearing. Mr. August seconded the motion. The motion passed unanimously, 7-0-0.

3. File #116; Apln. #1414; 310 Albany Turnpike; Assessor's Map 31; Lot 1010310; Zone SB; Special Exceptions for Section 64.1 Excavation & Grading; Section 64.2 Exemptions; and 64.2.1 Excavation and removal of less than 500 cubic yards; Response Environmental, Inc., applicant; Canton Realty Associates, LLC, owner.

Mr. Pade advised the Commission that there had been a heating oil spill into the ground at the sports center. There is a total of 77 cu yds of contaminated soil. In order to clean the contaminated soil, they will need to excavate two areas of the grounds. To get to contaminated soil, they need to excavate and then replace piping in the yard. This will go over the 500 cu yd requirement.

Bill Hammond, an environmental engineer representing the property owner stated that the project will take 5 weeks to do both excavations consecutively. The timeline was discussed to ensure business at the sports center will not be affected.

**MOTION:** Mr. Thiesse made a motion to close the public hearing. Mr. Sarmuk seconded the motion. The motion passed unanimously, 7-0-0.

## REGULAR MEETING

### PUBLIC HEARING ACTIONS:

1. File #417; Apln. #1405; 285 Albany Turnpike; Assessor's Map 31; Lot #1010285; Zone SB; Special Exception for Section 31.5 Enlargement of current special exceptions for 31.2.1 Retail business; 31.2.2 a thru I Personal Service Businesses; 31.2.3 Banks; 31.2.4 Offices; 31.2.5 Restaurants; 31.2.8 Signs and 31.2.11 Parking for more than 5 motor vehicles; Special Exception for Sections 21.2.3 Hospital, church; 21.2.5 clubs; 21.2.8 Profit or nonprofit private school; 21.2.12 Accessory Use; and Site Plan Amendment for Section 51.5; for pad site approval; 285 Albany Turnpike LLC, applicant/owner.

Mr. Bondanza noted that he agrees with Mr. Godbout's opinion of the parking lot islands, but feels that at some sites, they are necessary.

**MOTION:** Mr. Pane made a motion to reduce the required fee for File #417, Apln #1405, in accordance with Chapter 248 of the Town Code, by \$850. The motion was seconded by Mr. Sarmuk. The motion passed unanimously, 7-0-0.

**MOTION:** Mr. Sarmuk made a motion to make a finding that proposed excavation and grading activities are exempt per Section 64.2.5 of the regulations. Mr. Thiesse seconded the motion. The motion passed unanimously, 7-0-0.

**MOTION:** Mr. Bondanza MOVED, that the Canton Zoning Commission (Commission) does hereby APPROVE, WITH CONDITIONS AND MODIFICATIONS AS SET FORTH HEREIN, the application File #417; Apln. #1405; 285 Albany Turnpike; Assessor's Map 31; Lot #1010285; Zone SB; Special Exception for Section 31.5 Enlargement of current special exceptions for 31.2.1 Retail business; 31.2.2 a thru I Personal Service Businesses; 31.2.3 Banks; 31.2.4 Offices; 31.2.5 Restaurants; 31.2.8 Signs and 31.2.11 Parking for more than 5 motor vehicles; Special Exception for Sections 21.2.3 Hospital, church; 21.2.5 clubs; 21.2.8 Profit or nonprofit private school; 21.2.12 Accessory Use; and Site Plan Amendment for Section 51.5; for pad site approval; 285 Albany Turnpike LLC, applicant/owner.

This approval with conditions and modifications is made, in part, on the basis of, and the Commission's reliance upon, the application form submitted on April 11, 2013; testimony received at a Public Hearing commenced on May 15, 2013, continued to June 19, 2013, and closed on that date; and upon the following documentation submitted by the Applicant or others during the course of the proceedings on the application:

#### List of Drawings

1. As Built Plan for 285 Albany Turnpike, LLC; 285 Albany Turnpike – Route 44; Canton, CT; Prepared by Neriani Surveying; Dated September 14, 2012.

2. Rear Pad Sites for 285 Albany Turnpike, LLC; 285 Albany Turnpike; Canton, CT; prepared by Thomas Shannon, Civil Engineer; dated January 14, 2013, revised through June 11, 2013.
3. Erosion & Sedimentation Control Plan for 285 Albany Turnpike, Canton, CT; prepared by Thomas Shannon, Civil Engineer; dated January 14, 2013. Revised 6/4/13
4. Phase One Development Rear Pad Sites for 285 Albany Turnpike, LLC; 285 Albany Turnpike; Canton, CT; prepared by Thomas Shannon, Civil Engineer; dated May 13, 2013. Revised 6/3/13

Correspondence:

1. Town of Canton Zoning Application for File #417, Application #1405; 285 Albany Turnpike, LLC, applicant/owner; submitted on April 11, 2013.
2. Previous approval letter for site dated November 26, 2012.
3. Legal noticed dated April 30, 2013.
4. Certification of Notice dated May 1, 2013.
5. Email communication From Neil S. Pade to Arthur Godbout dated May 21, 2013.
6. Review comments from the North Central Conservation District dated June 4, 2013.

This approval is granted because the Zoning Commission finds that the application, as conditioned and modified by and inclusive of the stipulations of this approval, would comply with the following:

1. The standards of the underlying district, Special Business, Section 32;
2. The standards of Sections 51, Site Development Plan, Section 51.6, 51.7, and 51.8;
3. The requirements of Section 62, for the provision of adequate parking;
4. Area, location, height, yard, and bulk Standards of Sections 7 & 11;
5. Performance Standards of Section 61;
6. The Special Exception criteria for the following Special Exceptions Uses per Section 52:
  - *Section 31.2.1 Retail Business (enlargement)*
  - *Section 31.2.a-1, Personal Service Businesses (enlargement)*
  - *Section 31.2.3 Banks (enlargement)*
  - *Section 31.2.4 Offices (enlargement)*
  - *Section 31.2.5 Restaurants*
  - *Section 31.2.11 Parking for more than 5 vehicles*
  - *Section 21.2.3 Hospital;church*
  - *Section 21.2.5 Clubs*
  - *Section 21.2.8 Profit or nonprofit private school;*
  - *Section 21.2.12 Accessory use (for parking associated with business uses)*

*(If some uses are not to be approved list only those specifically approved by this action)*

The foregoing uses comply with Section 52 for the following reasons:

- a. The proposed uses are to be located within an area designated for business, and as stipulated by this approval comply with the General Standards of Section 52.6;
- b. The proximity of proposed uses on the site to abutting residential properties have been evaluated, and the Commission has set specific conditions to ensure that such properties will be adequately buffered from the proposed uses;

- c. As reviewed by the Town's Traffic Authority, there are no apparent traffic concerns with this proposal at this time;
  - d. The purpose of this approval is to grant the applicant a hypothetical pad for the purposes of marketing the site, which shall not be constructed until such a time at which the applicant or his designee submits additional information for the Commission to review to determine compliance with the applicable Zoning Regulations; and
  - e. The creation of a "pad" at this location has been reviewed however additional information is necessary to determine compliance with the necessary standards for approving a site development plan and special exception use. The Commission therefore grants this approval conditioned upon the submission of such additional information at a later point in time.
7. A final determination of compliance with all Zoning Regulations, including but not limited to Section 51.6-51.8 Site Development Plan Standards, and Section 52.6 Special Exception Standards, Section 62 Parking, and Section 69 Design Review, has not been made and is deferred until a subsequent application is submitted as required by this approval.

This approval is effective July 9, 2013 (20 Days from approval date) and UPON THE RECORDING OF AN APPROVAL LETTER AND A CERTIFICATE OF ACTION WITH THE TOWN CLERK.

The Commission hereby grants this approval subject to the following conditions, modifications, restrictions, and safeguards:

1. The above-referenced plans, as modified by these conditions, shall be placed on Mylar, bear all conditions placed upon the proposed by all Town land use commissions, and stamped "APPROVED" and signed by the Commission on a Town approved signature block. Said plans shall be filed by the Applicant with the Town Planner and Town Clerk within 12 months of the date of this approval or June 19, 2014; The Applicant/ developer must provide one (1) fixed line Mylar, two (2) paper copies of each approved plan for signature by the Chairman and /or Secretary. Maps to be filed on the land records of the Town Clerk must meet the following standards:  
Must be produced by 1) wash-off photographic polyester film, 2) fixed line photographic polyester film, 3) original ink drawing on polyester film or linen; the process used must be certified by a stamp in red indelible ink, 1" x 2", and include name of producer and process used. Polyester films ("Mylar") must be matte on at least one side. Maps shall be 24" x 36";
2. All necessary approvals and permits must be obtained from the Water Pollution Control Authority (including Plan Review and Capacity Review) prior to or as part of a subsequent application to the Commission required by this approval;
3. Hours of operation to be presented upon further application;
4. During non-business hours, outside lighting shall be reduced to a minimum level required for overnight security in accordance with Section 51.8.4 of the regulations;
5. The plans submitted herewith and any future revisions shall be modified to include any changes required by the Canton WPCA;
6. Additional conditions specific to Pad Approval:
  - a. This approval only authorizes the commencement of site activities identified as Phase I Development for Rear Pad Site on the approved plans.

- b. Prior to the commencement of any site activities beyond those identified within Phase I, or issuance of a certificate of zoning compliance, the applicant shall submit to the Commission a subsequent application which shall show additional information including, but not limited to the following:
  - i. The location of all mechanical equipment to be housed outside of the proposed structure;
  - ii. The provision of water and sewer;
  - iii. A pavement detail of the proposed parking surface;
  - iv. A final landscaping plan per Section 51.6.4 and Section 62.8 subject to the following:
    - 1. Such landscaping plan shall demonstrate compliance with Sections 51.7.5, 51.7.7, 51.8.3, 52.6, and 69;
    - 2. Such landscaping plan shall demonstrate compliance with Sections 11.1.9 and 62.8 for parking areas;
    - 3. As part of this plan a detail shall be provided for the proposed fence to serve as a part of the buffer;
    - 4. Such landscaping plan shall present the final limits of tree clearing and other vegetative clearing proposed;
  - v. Architectural drawings per Section 51.6.1 subject to the following:
    - 1. Such drawings shall demonstrate compliance with Sections 51.7.4, 51.7.7, 51.8.2, 52.6, and 69
  - vi. A lighting plan demonstrating compliance with Sections 51.7.1, 51.8.4, 61, and 69, that also includes a photometric survey, cut sheets and details for any lighting fixtures or poles that would be installed on the site;
  - vii. All additional site development plan information required by Sections 51.6, 51.7, & 51.8, and any additional information necessary to determine compliance with Sections 52.6, 61, 62, and 63;
  - viii. Such additional plans shall include any modifications required to comply with the WPCA Standard Details for the Construction of Sanitary Sewers and Appurtenances;
  - ix. The storm water management of the site, other site improvements, and erosion control plan shall be submitted to the Commissions Engineer for review, and a corresponding fee for that review shall be required in accordance with Chapter 248 of the Town of Canton Town Code;
  - x. A detailed signage plan shall be submitted by the applicant for review by the Commission for compliance of Sections 51.7.1, 52.6.4, & 63;
  - xi. Such plans shall define a final layout and configurations of:
    - 1. building site location and footprint,
    - 2. parking configuration,
    - 3. traffic circulation and driveway/ travel-way configuration;
  - xii. Cross sections through the site from the adjacent residential property to the north, south through Centerline of Route 44 shall be submitted for review by the Design Review Team and the Commission;
  - xiii. Future dumpster locations, the construction of which may be deferred to such time as they are required by future occupants. Dumpster shall include enclosures and shall include landscaping or fencing to screen;

- xiv. The submitted Erosion and Sedimentation Control Plan is hereby Certified in accordance with and conditioned upon the review comments from the North Central Conservation District;
  - xv. Any modifications to the Certified Erosion and Sedimentation Control Plan shall be submitted to the Commissions engineer for review.
7. The Commission hereby grants a waiver of the site plan requirements per Section 51.12. This waiver is limited to this pad approval only and does not remove reduce the burden of a subsequent site plan application to demonstrate compliance with all outstanding site plan or other requirements of the Zoning regulations;
  8. The plans shall be amended to incorporate all changes required by the foregoing conditions, modifications, restrictions and safeguards;
  9. All work in connection with this site plan shall be completed within five years after the approval of the plan, or June 19, 2018;
  10. This site plan approval shall expire at the later of 12 months after initial issuance (June 19, 2014) or at the expiration of the Building Permit issued during that 12 month period, unless an extension is granted by the Commission, in accordance with Section 51.9;
  11. The approval of special exception uses are conditioned upon initiation of the proposed development, in accordance with plans as approved, within a period of eighteen months after the date of approval (December 19, 2014). One extension of such period for an additional 18 month period may be granted by the Commission in accordance with Section 52.5; and
  12. This approval shall be binding upon the Applicant / developer, heirs, assigns, and grantees.

Mr. Pane seconded the motion. The motion passed unanimously, 7-0-0.

2. File #2; Apln. #1412; 220 Albany Turnpike; Assessor's Map 31; Lot 1011220; Zone SB; Special Exception for Section 10.2 Enlargement of non-conforming use; Site Plan Modification Section 51.5; Henry J. Bahre, applicant/owner.

Mr. Sarmuk noted that the sign is an improvement and supports its approval. He does not want to add any restrictions.

Mr. Thiesse noted the internal lighting is increasing, but overall sign is smaller and adding conformity.

**MOTION:** Mr. Bondanza made a motion to approve File #2; Apln. #1412; 220 Albany Turnpike; Assessor's Map 31; Lot 1011220; Zone SB; Special Exception for Section 10.2 Enlargement of non-conforming use; Site Plan Modification Section 51.5; Henry J. Bahre, applicant/owner.

This approval with conditions and modifications is made, in part, on the basis of, and the Commission's reliance upon, the application form submitted on June 3, 2013; testimony received at a Public Hearing commenced on June 19, 2013, and closed on that date; and upon the following documentation submitted by the Applicant or others during the course of the proceedings on the application:

Mr. Thiesse seconded the motion. The motion passed unanimously, 7-0-0.

3. File #116; Apln. #1414; 310 Albany Turnpike; Assessor's Map 31; Lot 1010310; Zone SB; Special Exceptions for Section 64.1 Excavation & Grading; Section 64.2 Exemptions; and 64.2.1 Excavation and removal of less than 500 cubic yards; Response Environmental, Inc., applicant; Canton Realty Associates, LLC, owner.

**MOTION:** Mr. Sarmuk MOVED, that the Canton Zoning Commission (Commission) does hereby APPROVE, WITH CONDITIONS AND MODIFICATIONS AS SET FORTH HEREIN, the application File #116; Apln. #1414; 310 Albany Turnpike; Assessor's Map 31; Lot 1010310; zone SB; Special Exception for Section 654.1 Excavation and Grading; Response Environmental, Inc., applicant; Canton Realty Associates, LLC, owner.

This approval with conditions and modifications is made, in part, on the basis of, and the Commission's reliance upon, the application form submitted on June 3, 2013; testimony received at a Public Hearing commenced on June 19, 2013, and closed on that date; and upon the following documentation submitted by the Applicant or others during the course of the proceedings on the application:

This approval is effective July 9, 2013 (20 Days from approval date) and UPON THE RECORDING OF AN APPROVAL LETTER AND A CERTIFICATE OF ACTION WITH THE TOWN CLERK.

#### List of Drawings

1. SV-1; Compilation Plan; Map 10 Block 8 Lot 103; 310 Albany Turnpike (US Route 44); dated May 24, 2013.

#### Correspondence:

1. Town of Canton Zoning Application for File #116, Application #1414; Response Environmental, Inc., applicant; Canton Realty Assoc., LLC; owner; submitted on May 31, 2013.
2. Letter from Response Environmental, Inc. dated May 31, 2013.
3. Site Figures
4. Sheet Piling Information
5. Legal Ad dated June 4, 2013.
6. Certification of Notice dated June 11, 2013.

This approval is granted because the Zoning Commission finds that the application, as conditioned and modified by and inclusive of the stipulations of this approval, would comply with the following:

1. The standards of Section 64, Excavation and Grading;
2. The Performance Standards of Section 61; and
3. The Special Exception per Section 52;

This approval is effective July 9, 2013 (20 Days from approval date) and UPON THE RECORDING OF AN APPROVAL LETTER AND A CERTIFICATE OF ACTION WITH THE TOWN CLERK.

The Commission hereby grants this approval subject to the following conditions, modifications, restrictions, and safeguards:

1. All site work shall be carried out in accordance with, and the result of such work shall comply with, the standards and conditions of Section 64.5;

2. Security in the amount of \$20,000 shall be provided by the applicant in accordance with Section 64.5.11 prior to the commencement of any site activities;
3. The applicant or his designee shall contact the land use office 48 hours in advance of the start date of any site activities, but not prior to the installation of erosion controls required by this approval;
4. The Commission approves the scale of the plans/ figures submitted herewith per Section 68.4.2b
5. This approval shall expire at the later of 12 months after initial issuance, unless an extension is granted by the Commission; and
6. This approval shall be binding upon the Applicant / developer, heirs, assigns, and grantees.

Mr. August seconded the motion. The motion passed unanimously, 7-0-0.

**OLD BUSINESS:**

No Old Business items.

**NEW BUSINESS:**

1. File #183; Apln. #1413; 184 Cherry Brook Road; Assessor's Map 22; Lot 1850184; Zone AR3; Site Plan Amendment, Section 51.8.4.d Lighting for single light added to utility pole; First Congregational Church, applicant/owner.

Mr. Pade advised that the town tends to not like lights on utility poles and prefers lights on their own poles. He stated the church wants to illuminate the parking lot over a safety concern.

**MOTION:** Mr. Bondanza made a motion to APPROVE File #183; Apln. #1413, 184 Cherry Brook Road, Assessor's Map 5-8, Lot 68, Zone AR-3, Section 51.5 Amendment to an approved Site Development Plan, First Congregational Church, applicant/ owner.

This approval is granted in part on the application submitted on May 22, 2013, testimony provided by the applicant at a public meeting on June 19, 2013; and upon the following documentation submitted by the Applicant or others during the course of the proceedings on the application:

Drawings

1. Sheet #L-2 First Congregational Church, Canton Center, Route 179-Cherry Brook Road, Canton CT, Grading, Drainage and Erosion Control; Dated 5/8/00, Revised through 5-20-2013.

Correspondence:

1. Town of Canton Zoning Application for File #183; Application #1413 submitted on May 22, 2013.
2. Memorandum from Neil S. Pade dated June 11, 2013.

This approval with conditions and modifications is granted because the Zoning Commission finds that the application, as conditioned and modified by and inclusive of

the stipulations of this approval, would comply with the Canton Zoning Regulations and specifically following:

1. The requirements of Section 61, Performance Standards
2. The standards of Section 51.8.4, Site Development Plans, Lighting Standards
3. The standards of Section 51.8.4h, Lighting

This approval is effective July 9, 2013 (20 Days from the date of approval) and UPON THE RECORDING OF AN APPROVAL LETTER AND A CERTIFICATE OF ACTION WITH THE TOWN CLERK.

The Commission hereby grants this approval subject to the following conditions, modifications, restrictions, and safeguards:

1. All work in connection with this site plan shall be completed within five years after the approval of the plan, or June 19, 2018;
2. The Commission hereby waives site plan information required by Sections 51.6, 51.7, not submitted per Section 51.12; and
3. This approval shall be binding upon the applicant / developer, heirs, assigns, and grantee.

Mr. August seconded the motion. The motion passed unanimously, 7-0-0.

**MOTION:** Mr. Bondanza made a motion that the Commission, in accordance with Chapter 248-6 of the Town of Canton Town Code, hereby waives the required fee for File #183; Apln. #1413, 184 Cherry Brook Road, Assessor's Map 5-8, Lot 68, Zone AR-3, Section 51.5 Amendment to an approved Site Development Plan, First Congregational Church, applicant/ owner. Mr. Huyghebaert seconded the motion. The motion passed unanimously, 7-0-0.

2. File #156; Apln #1415; Zoning Regulation Amendment; Amend Section 9 Definitions to add Donation Drop Box and add to Section 8 Additional Standards, Section 8.7 Donation Drop Boxes; Canton Zoning Commission, applicant.

Mr. Pade advised the Commission that there is language for the new regulation to be presented at a public meeting. The commission discussed the location of current donation boxes.

**MOTION:** Mr. Sarmuk made a motion to schedule a public hearing for File #156, Apln. #1415 for August 21<sup>st</sup>, 2013, and to refer the proposed regulation amendment to the Planning Commission for the regularly scheduled meeting in July. Mr. Pane seconded the motion. The motion passed unanimously, 7-0-0.

3. File #244; Apln. #1416; 10 East Hill Road (Mills Pond Park); Assessor's Map 30; Lot 2430010; Zone AR1; Site Plan Amendment, Section 51.5 for construction of pool mechanical building; TLB Architecture, LLC, applicant; Town of Canton, owner.

Brian Wilson, Director of Parks & Recreation, stated that in December 2012 funding was approved for improvements to the pool. He advised that currently there is a subterranean system with three pits; surge tank, filter pit and pump pit. He noted that there are hazardous working conditions and confined space. Per OSHA regulations

workers have to set-up a lift operation system and have two staff members present for all maintenance. This was a main recommendation of the pool study conducted.

He advised that the new building is Building is 32x16, and they would like to add an overhang for camouflaging the port-a-potties.

**MOTION:** Mr. Thiesse made a motion to approve File #244; Apln. #1416; 10 East Hill Road (Mills Pond Park); Assessor's Map 30; Lot 2430010; Zone AR1; Site Plan Amendment, Section 51.5 for construction of pool mechanical building; TLB Architecture, LLC, applicant; Town of Canton, owner. Mr. Sarmuk seconded the motion. The motion passed unanimously, 7-0-0.

**OTHER BUSINESS:**

1. Review Minutes of May 15, 2013. .

The minutes were reviewed and approved by the Commission.

2. Zoning Map Interpretation for 5 Canton Springs Road.

The Commission agreed to delay this topic to the next meeting.

3. Zoning Regulation Rewrite and Map Amendment

The next meeting was rescheduled to July 10, 2013.

4. Discussion of Plan of Conservation and Development

Mr. Pade advised that the Commission should have a draft shortly.

5. Staff Reports:

- a. ZEO Mr. Bondanza reported that he met with the DRT Chair (Gary Hath). They agreed that they can improve process timing (ensure DRT meetings are before the Zoning meetings) and allow staff reviews of some issues. He noted that Windsor could be used as a model.

- b. Town Planner's Report: Mr. Pade advised that they are interviewing for the Land Use Coordinator position. He received 40 resumes and they are interviewing 6 people.

Mr. Pade noted that anyone can obtain a peddler's license from the Police Station. The only requirement is that they must be able to leave the area each day. He advised that they are reviewing a request to put a food service truck on the Dent fix/Quick lube site. The Commission agreed that staff review is adequate.

**ADJOURNMENT:**

**MOTION:** Mr. Thiesse motioned to adjourn the meeting at 10:38pm. Mr. Pane seconded the motion. The motion passed unanimously, 7-0-0.