

Canterbury Planning & Zoning Commission
Thursday, June 11, 2015 – 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

***Minutes**

- I. **Call to Order-** C. Bergman called the meeting to order at 7:01 p.m.

Roll Call

Members present- G. Droesch, E. St. Louis, H. Tuttle, C. Bergman, J. Clark
Members absent- P. Kelly, K. Green, E. Dempsy, J. Smith
Alternates absent- T. Lord, D. Malo, K. Ohearn
Others present- M. Gil, L. Tran, D. Sorrentino

- II. **Public Participation**

L. Trahan of Maynard Road in Brooklyn spoke in favor of the traffic counters on Wauregan Road. She expressed concern stating that there are gravel trucks traveling that road all day long.

- III. **Minutes- May 14, 2015-** accepted

- V. **New Business**

- A. **PZ Application #15-11-SE, Adelman Family, LLC, Special Exception for excavation operation, Camp Road, Assessor's Map 60, Lot 39 and Lot 40.**

D. Sorrentino from Boundaries, LLC represented the Adelman Family, LLC and Camp Road Partners, LLC. D. Sorrentino explained the proposed plan and submitted copies for review. He stated that the proposal for the future phases 3 and 4 are intended to follow the completion of phases 1 and 2, previously approved for Adelman Family, LLC and Camp Road Partners, LLC. D. Sorrentino explained that future phases 3 and 4 have been designed to merge and encompass the previously approved projects creating a uniform excavated area. He stated that the current plan is to seek approval of the proposed phases 3 and 4. Adelman Family, LLC. will then purchase the Camp Road Partners, LLC property at which time the two properties will be merged. D. Sorrentino explained this will be a long term project. Any possible modifications to the phasing process would be presented to the Commissions for annual renewal.

D. Sorrentino discussed an interim reclamation plan. He stated that the south westerly and south eastern portion of the Adelman Family, LLC property are proposed to have six inches of subsoil and six inches of topsoil. The areas will then be seeded so vegetation is established and those slopes can be permanently stabilized. D. Sorrentino also submitted a memorandum explaining how phases 3 and 4 will be properly served by the storm water management appurtenances constructed during the previously approved phases 1 and 2. He stated that the future phases will not encroach closer to the inland wetlands than the previously approved plans. D. Sorrentino closed his discussion stating they have reviewed the proposal with the Inland Wetland and Watercourse Commission and that there is a site walk scheduled for June 20th, 2015. Plans have been submitted to the consulting engineer and that he looks forward to attending the public hearing on July 9th, 2015.

G. Droesch made the motion to accept the application and move to public hearing on July 9th, 2015. J. Clark seconded and the motion passed 4-0-1, E. St. Louis abstained.

- B. **PZ Application #15-12-TEXT, Strategic Commercial Realty Inc., Text Amendment to Section 18.7.11 of the Canterbury Zoning Regulations.**
C. Bergman explained that the applicant has requested a text amendment to the Town of Canterbury's Planning and Zoning regulations. The proposed amendment is subject to a public hearing for open discussion and voted on by the PZ Commission at the next regular meeting. J. Clark made the motion to accept the application and move to public hearing on July 9th, 2015. E. St. Louis seconded and the motion passed 5-0-0.
- C. **PZ Application #15-13-SE, LaFramboise Sand & Stone, Inc., Special Exception for excavation operation, Wauregan Road, Assessor's Map 66, Lots 1, 2, & 3 and Assessor's Map 65, Lot 5.** G. Droesch made the motion to accept the application and move to public hearing on July 9th, 2015. E. St. Louis seconded and the motion passed 4-0-1. J. Clark abstained.
- D. **PZ Application #15-14-SE, Strategic Commercial Realty, Inc., DBA Rawson Materials, Special Exception for excavation operation, Wauregan Road, Assessor's Map 66, Lot 6 and Assessor's Map 67, Lots 13 & 17.** E. St. Louis made the motion to accept the application and move to public hearing on July 9th, 2015. G. Droesch seconded and the motion passed 5-0-0.

VI. **Old Business-** none

VII. **Other business**

- A. **Correspondence-** none
B. **ZEO Report-** discussed
C. **Any other appropriate business-** C. Bergman suggested asking the town's attorney for clarification regarding regulations for application submissions and deadlines. The members discussed and M. Gil will follow up with the town attorney's office, Branse and Willis.
D. **Executive session for Personnel-** E. St. Louis made the motion to enter executive session at 7:32 p.m. G. Droesch seconded the motion and it passed unanimously. Members exited executive session at 7:44 p.m. and no votes or motions were made.

VIII. **Adjournment-** J. Clark made the motion to adjourn at 7:46 p.m. G. Droesch seconded the motion and passed unanimously.

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Asst.
*as recorded

Cc; Town Clerk, PZ members and alternates; applicant files; PZ file