

Notice of Meeting
Canterbury Planning & Zoning Commission
Thursday, March 9, 2017 – 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

***Minutes**

- I. **Call to Order-** E. St. Louis called the meeting to order at 7:02 p.m.
- II. **Roll Call**
- III. Members present: E. St. Louis, G. Droesch, M. Flynn, H. Tuttle, E. Dempsey, M. Gumbs
Members absent: R. Veach, J. Smith
Alternates present: V. Thumser (7:10 p.m.), D. Malo (7:13 p.m.).
Others: M. Gil, D. Sorrentino and others.
- III. **Minutes**
January 12, 2017- M. Gumbs made a motion to approve the minutes. E. Dempsey seconded with a passing vote of 7-0-0.
January 17, 2017- Special Meeting- Approved as written.
- IV. **New Business**
- A. **PZ Application #17-1-SPR, Packer Mining, LLC, Site Plan Review for renewal, Packer Road, Map 62, Lot 5.** D. Sorrentino from Boundaries was present and represented Packer Mining, LLC. He explained that a letter had been submitted with the application and that only a small amount of material has been removed from this site and the existing stockpile. C. Bergman made the motion to approve PZ Application 17-1-SPR. M. Flynn seconded with a passing vote of 7-0-0.
- B. **PZ Application #17-2-SPR, Yaworski Realty, Inc., Site Plan Review for renewal, Tarbox Road, Map 62, Lot 29.** D. Sorrentino from Boundaries represented Yaworski Realty, Inc. D. Sorrentino stated that this site is currently active in phase nine (9). He explained that the owner has a temporary stop on phases four (4) and five (5). D. Sorrentino stated that phases 3, 6 and a portion of 7 have been remediated. D. Sorrentino discussed a complaint submitted to the Land Use Office concerning the removal of a permanent buffer. He clarified that it was actually a stockpile that was removed, that it was not a buffer. M. Gil stated that she had also contacted L. Yaworski regarding this complaint and concerns with mud tracking onto the road. M. Gil stated that Mr. Yaworski addressed these two concerns immediately. D. Sorrentino stated that a tracking pad of large crushed stone has been put in place. M. Gil said she has not received any further complaints. C. Bergman asked about the safety of the grade during temporary stoppage of site phases. D. Sorrentino stated that he will consult with the owner to ensure these areas maintain a satisfactory grade for safety purposes. D. Sorrentino will follow up with M. Gil. C. Bergman made the motion to approve PZ Application 17-2-SPR. D. Malo seconded with a passing vote of 7-0-0.
- C. **PZ Application #17-3-SPR, American Industries, Inc., Site Plan Review for renewal, Tarbox Road, Map 61, Lot 5.** D. Sorrentino from Boundaries represented American Industries. He stated that there has been no work done on this property since the previous renewal last year. C. Bergman made the motion to approve PZ Application 17-3-SPR. The motion was seconded and it passed unanimously.
- D. **PZ Application #17-4-SPR, Camp Road Partners, LLC, Site Plan Review for renewal, Camp Road, Map 60, Lot 40.** D. Sorrentino from Boundaries represented Camp Road Partners. He stated that there has been no excavation on this property since the original approval in 2013. C. Bergman made the motion to approve PZ Application 17-4-SPR. E. Dempsey seconded with a passing vote of 7-0-0.
- E. **PZ Application #17-5-SPR, Brooklyn Sand & Gravel, LLC, Site Plan Review for renewal, Wauregan Road, Map 66, Lot 10.** E. St. Louis read aloud a letter submitted by Provost and Rovero, stating that there has been no activity on this site in the last year. G. Droesch made the motion to approve PZ Application 17-5-SPR. The motion was seconded with a passing vote of 7-0-0.

- F. PZ Application #17-6-SPR, Canterbury Sand & Gravel, LLC, Site Plan Review for renewal, Wauregan Road, Map 66, Lot 4.** E. St. Louis read aloud a letter submitted by Provost and Rovero, stating that there has been little material removed from this property since the renewal last year. C. Bergman made the motion to approve PZ Application 17-6-SPR. E. Dempsy seconded with a passing vote of 7-0-0.
- G. PZ Application #17-7-SPR, DHS Holdings, LLC, Special Exception for, Barstow Road, Map 38, Lot 1B.** The Commission set this Application for Public Hearing at the next meeting, April 13, 2017.
- H. PZ Application #17-8-RESUB, Brian Martel, South Canterbury Road, Re-Subdivision, Map 52, Lot 6E.** The Commission set this Application for Public Hearing at the next meeting, April 13, 2017.
- I. PZ Application #17-9-SPR, Edward Waskiewicz, Site Plan Review for renewal, 208 South Canterbury Road, Map 54, Lot 2.** E. St. Louis read aloud a letter submitted by the applicant stating that we have not excavated any new areas on this property. E. Waskiewicz stated that he has removed materials from existing stockpiles only. C. Bergman made the motion to approve PZ Application 17-9-SPR. E. Dempsy seconded with a passing vote of 7-0-0.
- J. PZ Application #17-10-SPR, Adelman Family, LLC, Site Plan for renewal, 165 Butts Bridge Road, Map 60, Lot 39.** E. St. Louis read aloud a letter submitted by Provost and Rovero, stating that there has been no excavation activity on this property since the renewal last year. M. Gil explained that there were concerns about clearing on this property. M. Gil met with Mr. Adelman at the site and stated that it was being cleared within the limits of his permit and she did not see any evidence of stump burying. She also stated that there have been no further complaints. C. Bergman made the motion to approve PZ Application 17-9-SPR. E. Dempsy seconded with a passing vote of 7-0-0.
- V. Old Business-None**
- VI. Other business**
- A. Correspondence- None**
- B. ZEO Report-** M. Gil explained that Mr. Reedy from Nikko Oil stopped by the office and he stated that he would be Applying for special exception application soon. M. Gil stated that Mr. DeWolf stopped by the office to discuss a letter that she sent to him regarding work on his property that needs to be completed by April 1, 2017. She explained that Mr. DeWolf asked if the Commission would allow him more time to get this work completed. M. Gil explained that she mailed a letter to SIM Realty on January 19, 2017 regarding violations with the property. M. Gil stated that she has not received response to the letter. The Commission members asked M. Gil to contact Legal Council in this matter. E. St. Louis explained that a vote is needed to remove Kyle O'Hearn as an Alternate Member from the Commission. He explained that K. O'Hearn no longer lives in town and that new contact information has been provided. C. Bergman made the motion to approve. The motion was seconded with a passing vote of 7-0-0.
- C. Any other appropriate business- None**
- VII. Adjournment-** G. Drosch made a motion to adjourn 8:20 p.m. R. Tuttle seconded and the motion passed unanimously.

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Asst.

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

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