

Notice of Meeting
Canterbury Planning & Zoning Commission
Thursday, April 13, 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**
Members present: E. St. Louis, G. Droesch, M. Flynn, H. Tuttle, E. Dempsy, M. Gumbs
- III. Members absent: R. Veach, J. Smith, C. Bergman
Alternates absent: V. Thumser, D. Malo
Others: B. Martel and others
- III. **Minutes- March 9, 2017-** Approved as written.
- IV. **Public Hearings**
- A. **PZ Application #17-7-SPR, DHS Holdings, LLC, Special Exception for, Barstow Road, Map 38, Lot 1B.**
E. St. Louis read aloud the Public Notice published in the Turnpike Buyer and abutters' receipts were received for the record. E. St. Louis asked for the applicant or a representative to come forth. No one came forth to represent the applicant. G. Droesch made the motion to move the application to the next scheduled meeting on May 11th, 2017. M. Flynn seconded the motion and it passed unanimously. E. St. Louis stated that if the Public has any written presentations that they would like to submit we can accept that. G. Droesch made the motion to amend the motion to carry the application until the end of Old Business on tonight's agenda in the event that the Applicant attends late to present. M. Flynn seconded with all in favor. E. St. Louis explained to the public that the applicant must be present to provide further details and information to the Commission and to the public for review and discussion. E. St. Louis stated that any public attendees may submit written presentations regarding this application which will be carried to the May 11th Public Hearing.
- B. **PZ Application #17-8-RESUB, Brian Martel, South Canterbury Road, Re-subdivision, Map 52, Lot 6E (Originally agricultural lot, requesting building lot approval).** E. St. Louis stated that abutters have been notified. He read a letter submitted by The Canterbury Inland Wetland and Watercourses Commission stating that they have issued a Declaratory Ruling on the re-subdivision and that no activity will take place within the regulated area. E. St. Louis read the published Public Hearing Notice aloud. He stated that approval from the North East District Department of Health has been received for the proposed three bed room home. E. St. Louis recused himself to speak as an informative party to the application. *M. Flynn was seated as Chair.* E. St. Louis explained that this is a re-subdivision application. E. St. Louis discussed the submitted survey maps. He explained the previous divisions to the property dating back to 2001. He stated that this parcel is presently listed and was sold as an agricultural lot. E. St. Louis explained that the lot described as 6E was taken as an agricultural split in 2011. He stated that the applicant is requesting building lot approval from the Planning and Zoning Commission. B. Martel was present and submitted building plans for the Commission to review. B. Martel explained his participation in an Eversource net-zero energy home challenge program. He explained that his proposed goal is to design an energy efficient home. B. Martel explained the building plans are designed for a cape style home with roof solar panels. He submitted the plans for review. G. Droesch made the motion to close the Public Hearing for PZ Application 17-8-RESUB. The motion was seconded with all in favor.
- V. **New Business**
- A. **PZ Application #17-11-SE, American Industries, Inc., Special Exception, 5 Quinebaug Camp Road, Map 60, Lot 32.** G. Droesch made the motion to move PZ Application #17-11-SE, American Industries, Inc., Special Exception, 5 Quinebaug Camp Road, Map 60, Lot 32, to Public Hearing to be set for the next meeting date on May 11th, 2017. M. Gumbs seconded and it passed unanimously.

VI. Old Business

A. PZ Application #17-7-SPR, DHS Holdings, LLC, Special Exception for, Barstow Road, Map 38, Lot 1B.

M. Flynn reopened the Public Hearing for comment. He stated that no representation for the application was present. Several members from the public stated their name and concerns for the record. Patricia O'Keefe Pryor of 185 Barstow Road stated that she would hold her concerning statements for the next Public Hearing. Ginny Wagner 186 Barstow Road expressed her concerns regarding the Applicants' lack of attendance. Vicki L. of 224 Barstow Road asked for clarity to the proposed business details. E. St. Louis (*now seated*) explained that the town's Zoning and Inlands Wetlands Enforcement Officer, Melissa Gil is usually present for our meetings but she had a family emergency. He stated that M. Gil has been in contact with the applicant and that has submitted a report for this meeting. E. St. Louis read the ZEO report aloud.

"Doug Stewart of DHS Holdings, LLC has submitted a special exception application for his insulation businesses on Barstow Road. He is applying as a Service Establishment for construction services. He plans to use the current building on the property (2,000 square feet) for his own personal business (office space etc) with the remaining footage to be used for his insulations services (Pro Insulation, Pro Properties, and InsulAttic. Pro Insulation is a home improvement business that installs residential insulation. InsulAttic sells insulated attic stair covers. He plans to store and cut the material at the building for his online sales. They ship directly to the customers so they will not be coming to the site. Pro Properties is a company that buys and sells properties. He would like to store his tools and material at the location. He stated he would be leasing storage space. I have asked him to elaborate on this more to the Commission at the public hearing.."

Several members of the public expressed their concerns regarding this application. E. St. Louis explained that there is more information needed from the applicant to better understand this proposal and that this Public Hearing will be moved to May 11th, 2017.

B. PZ Application #17-8-RESUB, Brian Martel, South Canterbury Road, Re-subdivision, Map 52, Lot 6E. (Originally agricultural lot split requesting building lot approval). G. Droesch made the motion to accept PZ Application #17-8-RESUB, Brian Martel, South Canterbury Road, Re-subdivision, Map 52, Lot 6E. E. Dempsey seconded and it passed unanimously.

VII. Other business

A. Correspondence-None

B. ZEO Report- E. St. Louis explained that W. DeWolf of Canterbury Cones has been issued a Notice of Violation. He did speak with the Administrative Assistant of the Land Use Office and stated that the work would be completed. E. St. Louis explained that Attorney Branse has been forwarded all the information regarding the Vargas/SIM Realty property at 40 Creasy Road.

C. Any other appropriate business-None

VIII. Adjournment- meeting adjourned at 8:00 p.m.

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Asst.

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