

**THE COMMISSION HAS NOT YET
READ OR APPROVED THESE MINUTES**

**EASTFORD TOWN PLANNING COMMISSION
TUESDAY, JANUARY 14, 2020 -7PM
TOWN OFFICE BUILDING**

Regular Meeting

Members Present: Effie Vinal, Chair, Denis Day, Mary Scalise

Members Absent: Chuck Lee, Vice-Chair; Rob Torcellini

Also Present: Jim Larkin, Planning Agent; Susan Welshman, Recording Secretary

Meeting was called to order at: 7:00 pm

Old Business: None

New Business:

- **Discussion:** 101 Eastford Road, Eastford, CT. Scott Perry, property owner, attended the meeting to discuss the usage of lot next to his house lot that he hopes to erect a storage facility for his roofing business using two or three large containers with a roof to provide shelter. Jim Larkin explained to the Commission that the question to be discussed is that of possibly labeling this lot as Accessory Use as opposed to the stated Residential Use currently used for the lot. The Commission determined that there is no covenant on the deed requiring lot be used for Residential Only. The ultimate use can be amended, but because there is no covenant, the Subdivisions Regulations currently have no procedure for this kind of amendment. Scott Perry is currently investigating surveyors/engineers to map out site and project. He plans to stay in touch with Jim Larkin and may eventually present new plans and an amendment application to the Commission in the future.
- **Discussion:** 116 Boston Turnpike, Eastford, CT. Tom Bell, property owner, was not present but was represented by family member, Elaine Sistare. Mr. Bell was inquiring as to the possibility of building a second dwelling on an interior lot. This interior lot shares one driveway with two other lots abutting the interior lot. An agreement is in place concerning usage and maintenance of this shared driveway among the property owners. Mr. Bell owns the property that the driveway is physically on. The original subdivision plans show three separate driveways and entrances. Only the one driveway was ever constructed. The Subdivision Regulations do allow for a second dwelling on an interior lot, however, a driveway can only service three dwellings. Since the one driveway already services 3 dwellings, one property owner would have to have their own driveway constructed in order that Mr. Bell could place a second dwelling on his 6 acre lot. Ms. Sistare planned to discuss these findings with Mr. Bell in order to decide on any possible further steps to be taken regarding this possible project.

Planner's Report: Jim Larkin. Town Planner reported that he had been in contact with Scott Perry and Tom Bell regarding the above discussions.

Chairman's Report: None

Communications: Effie Vinal stated that no changes will be made to the 2019-2020 budget for the 2020-2021 Budget Request.

Approval of Bills:

Minutes of the Previous Month's Meeting:

- **MOTION (Lee/Torcellini) to approve the Minutes of the October 3, 2019 Regular Planning Meeting. APPROVED UNANIMOUSLY.**

Adjournment: 8:05 pm

Respectfully Submitted,
Susan Welshman
Recording Secretary

Approved: