

Zoning Commission Meeting

Via Zoom

September 16, 2020 7:00 P.M.

Present: Patricia Hedenberg-Chairman, Liz Thompson, Nick Huston, Gloria Marion, Peter McMorris.
Tina Lajoie-Alternate

Also, Present: Elaine Sistare, Town Administrator

Others Present: Paul Grenier, Delia Fey, David Pomes, Mark Morin, Robert Garceau, John Barnes,
Attorney Carey, WINY Radio, Stephen Bale of the Norwich Bulletin.

Agenda:

Continued public hearing on Docket # 2020-07 Frankie Burdzel request for a Special Permit for the keeping of 5 chickens in accordance with Sections, 304, 413, and 414. Property noted by location as 100 Breault Street, Town Assessors Map 7, Lot 51, Zoned R-10. Patricia Hedenberg and Liz Thompson had visited the site separately. Concerns were raised by an abutting property owner as to whether there was a discussion held on the application by Liz Thompson as he had overheard her speaking with the homeowner. Liz Thompson explained that she did have a conversation, but it was regarding the plantings on their property she was admiring. The Commission reviewed the updated sketch with the abutting property owners. Motion by Nick Huston to close the public hearing, second by Liz Thompson. ALL WERE IN FAVOR.

Peter McMorris recused himself from Docket # 2020-08.

Opened public hearing on Docket # 2020-08 Wheelabrator Putnam Inc. request for amendments to the Special Permit previously issued pursuant to Section 710 of the regulations for the construction and operation of a Residue Facility. The amendment is for the expansion of the Residue Facility onto properties abutting the existing facility, which is consistent with the current Zoning Regulations and the provisions of the amended Ground Lease between the Town of Putnam and Wheelabrator Putnam Inc. approved by a Special Town Meeting vote in July 2015. Properties noted by location # 376, 388, 392, 404, 422, 444 and 458 River Road. Town Assessors Map 48, Lots 3, 4, 6, 8, 10, 13 and 14. Zoned AG-2.

Don Musial of Wheelabrator Putnam Inc. reviewed the following requested waivers as well as the complete history of the property.

Requirement for utility pole numbering
Requirement for the scale of site plans
Requirement to show all property dimensions
Requirement to show stone wall construction details
Requirement for a traffic report.

Mr. Musial requested that if the amended Special Permit were to be approved that he would like the following (3) proposed conditions he supplied with his application to be placed on the approval.

That there shall be no incinerator on site (No Change)

Absent an “Uncontrollable Circumstance” as defined in the Ground Lease and other documents which affects the bridge, “Local Roads” will not be used to deliver ash to the landfill. (No Change)

Within 3 years of having received all permits necessary for the construction of the Residue Facility expansion, Wheelabrator will construct and maintain a vegetative buffer along River Road to obscure the existing and future landfill mass using appropriately aesthetic earth grading and natural plantings consistent with the surrounding landscape.

Mr. Musial also explained within the 3 years as having a walking path around the Carpenters Pond to River Road.

Delia Fey of 507 River Road spoke in favor of the proposal and thanked Wheelabrator Putnam Inc. and the Zoning Commission for the efforts in accommodating the neighbors’ concerns.

Motion by Nick Huston to close the public hearing, second by Douglas Taylor. Patricia Hedenberg, Liz Thompson, Douglas Taylor, and Nick Huston voted in favor. Peter McMorris abstained from voting.

Regular Meeting:

Review the minutes of the August 19, 2020 meeting.

Motion by Nick Huston to accept the minutes, second by Liz Thompson. ALL WERE IN FAVOR.

Correspondence:

New Business:

Docket # 2020-07 Frankie Burdzel – Special Permit – Chickens

Motion by Nick Huston to approve, second by Peter McMorris. ALL WERE IN FAVOR.

Docket # 2020-08 Wheelabrator Putnam Inc. – Amendment to existing Special Permit

Motion by Liz Thompson to approve the amendment to the existing Special Permit with the requested waivers and amended Special Permit conditions as stated, second by Douglas Taylor. Patricia Hedenberg, Liz Thompson, Douglas Taylor, and Nick Huston voted in favor. Peter McMorris abstained from voting.

Other Business: None

Motion by Nick Huston to adjourn at 8:12 P.M., second by Liz Thompson. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.