

Zoning Commission  
Regular Meeting  
Marlborough Town Hall  
July 15, 2004

**1. Call to Order:**

The Regular meeting was called to order by Chairman Joseph Raffin at 7:30 p.m. at the Marlborough Town Hall meeting room, Marlborough, CT.

**2. Roll Call:**

The following members were in attendance:

- Joseph Raffin, Chairman, seated
- Juanita Harper, Vice Chairman, seated
- Don Neary, full member, seated
- Kathleen O'Neil, full member, seated
- Paul Slot, full member
- John Murray, alternate
- Walter Jones, alternate
- Scott Miller, alternate, seated

**Ms. Harper moved to change the agenda and begin with Old Business, section c. Ms. O'Neil seconded, all in favor.**

**3. Old Business:**

a. Marlborough Health Care - #Z-2-04 – 85 Stage Harbor Road – Addition  
Mr. Gary Moody, Corporate Engineer for National Health Care spoke on behalf of Marlborough Health Care and discussed the proposal to add a 1500 square foot addition to the Health Care Center. The space would be utilized for therapeutic programs and would not change the amount of residents or staff of the current center. The space would consist of an open area with a bathroom, hot tub area and a large rehabilitation area to suit the needs of the patients residing there. The original brick construction would remain, and there would be no changes to the parking area or to the driveway. He stated that the health department had already reviewed the plans and had given a verbal acceptance. A letter is needed from the DEP for septic as well as a letter from the Fire Marshall.

No one was present to speak in opposition of the proposal and the public hearing will remain open pending further discussion and notification from the DEP, Health Department and the Fire Marshall.

**Ms. Harper moved to continue the public hearing for application #Z-2-04 – Marlborough Health Care pending notification from the DEP, Health Department and the Fire Marshall to the August 5, 2004 meeting. Mr. Neary seconded, all in favor.**

**Ms. Harper moved to change the agenda to New Business. Ms. O'Neil seconded, all in favor.**

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**4. New Business:**

- a. Marlborough Fife & Drum Corps - #Z-3-04 Blish Memorial Park – Annual Fife & Drum Muster

**Ms. Harper moved to approve application #Z-3-04 – Annual Fife & Drum Muster after reviewing the letter from last year stating conditions under which the muster could be held. The approval stated that the same conditions be met as 2003. Ms. O’Neil seconded, all in favor.**

- b. Douglas Fisher, Applicant - #Z-4-04- Marlborough Animal Hospital – 212 East Hampton Road – Renovation

Mr. Fisher – consulting engineer for Marlborough Animal Hospital discussed the present structure as consisting of three old building with two additions. The proposal is to demolish the old house and rebuild it on the same foundation without changing the square footage. There would be no change of use. Dr. Olson was also present to discuss the usage of the building. The new building would consist of more office space, a larger waiting area and a bit of storage. The animal hospital needs a formal letter from the health department as well as the Fire Marshall and the wetlands approval has been completed.

**Ms. Harper moved to approve application #Z-4-04 – Marlborough Animal Hospital – 212 East Hampton Road – Renovation as a site development plan. The approval was made with the stipulations of receiving letters of approval from the Fire Marshall and the Health Department. Mr. Slot seconded, all in favor.**

**Ms. O’Neil moved to return to the original agenda. Ms. Harper seconded, all in favor.**

**3. Old Business:**

- a. Marlborough Partners, LLC - #Z-6-03 – Special Permit and Site Development Plan – Golf Course – South Road/Ogden Lord Road – possible action
- b. Marlborough Partners, LLC - #Z-7-03- Floating Zone DMR – South Road – possible action

Mr. Hughes submitted and reviewed a revised list of conditions. Mr. Miller also presented a revised and corrected list of conditions to the board for its review. Mr. Hughes also presented the Conservation Commission’s minutes from its special meeting in which all three levels of the application (OSCAR, DMR, and the golf course) were approved.

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The board again reviewed the list of conditions and Mr. Miller volunteered to make corrections and changes where needed and resubmit the list to the commission. Mr. Hughes then reviewed the plan revisions for the DMR. These plans will be revised and presented at the next meeting.

A special meeting was scheduled for Wednesday, July 28, 2004 at 7:30 p.m. in the Marlborough Town Hall meeting room.

**5. Other Business:**

- a. Discussion of Zoning Regulation Revisions
- b. Business Park Discussion
- c. Plan of Conservation and Development Update

**6. Zoning Enforcement Official's Report:**

Mr. Hughes informed the commission that Mr. Angersola has been out if full force contacting unregistered vehicle violators. He is sending out letters to non-compliant sign offenders as well. Mr. Hughes has noticed a change in the amount of unregistered motor vehicles. They are either being removed or registered.

Mr. Hughes then discussed a possible bond release for Sachem Village. Mr. Hughes recommended that \$50,000 be released this evening and the remaining \$50,000 be held onto. It has been determined that the necessary repairs have been made and asphalt and rocks have been removed. The association has one month to approach the commission with any potential problems. If they do not come, \$25,000 can be released and \$25,000 held onto.

**Ms. Harper moved to release \$50,000.00 of the Sachem Village bond. Mr. Neary seconded, all in favor.**

Mr. Hughes mentioned that the doctors in the hospital will be asking for a bond reduction at the August 5 meeting. The hospital is completed but the medical center is not. The road widening project is complete and up to code. The air conditioning unit has been screened on the hospital unit, however, the air conditioning units at the medical center have not been screened.

**7. Approval of Minutes and Action Thereon (6/3 & 6/17/04):**

**Ms. O'Neil moved to accept the minutes for June 3, 2004 with the addition of the name of the commission member who adjourned the meeting. Mr. Murray seconded, all in favor.**

**Mr. Murray moved to accept the minutes for June 17, 2004 with the removal of Scott Miller as being a seated alternate. Mr. Slot seconded, all in favor.**

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**8. Reading of Correspondence Received:**

Mr. Hughes presented the commission with a list of letters sent to unregistered vehicle owners. Mr. Raffin reviewed a letter received from Mr. Kenneth Pilver of 18 Walnut Drive in which he notified the town that he had registered 3 previously unregistered vehicles.

**9. Adjournment:**

**Ms. Harper moved to adjourn the meeting at 10:30**

**Respectfully submitted:**

**Kathleen A. Filosa**