

The meeting was called to order at 7:05 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Ken Fortier (Vice-Chair), Helen Weingart, Randy Godaire, Pete Fiasconaro, Dave Garceau, Alternate Bill Ireland, Alternate Dan Pearce, Alternate Peter Haines.

MEMBERS ABSENT: Eric Beer.

ALTERNATES SEATED: Seat Peter Haines for Eric Beer.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, First Selectman Juan Roman and Recording Clerk Kathleen Scott.

OLD BUSINESS

A. RC22-167 – Proposed Text Amendment to Section 5.3.B of Zoning Regulations, Charles River Laboratories, Inc.-Applicant, Proposed addition of “Research & Development, Laboratories” to section 5.3.B-Special Permit Uses in Business Zoning District:

Discussion was held regarding proposed text amendment including the following: concerns about pushback from previous application for semi-primitive campground (would affect every property in the Business District), Research & Development being a very broad category, denying an application for being dangerous in certain ways (current regulations would not allow), how other towns handle this use (Mansfield has language about what is permitted), documentation from regulating agency (inspection, certification and licensing requirements), protections to allow denial of an application not deemed appropriate (consider adding language to Site Plan Review criteria and consider using language from Mansfield), protection against risks (explosion, release of contaminants - biological, chemical, radiological, electromagnetic), maintenance of an emergency plan (biosafety plan, Fire Department safety check, emergency response).

The Commission proposed the following text changes to the Zoning Regulations:

- Section 5.3.B pg. 18 add - o. Research & Development, Laboratories.
- Section 5.3.B pg. 17 add - and Section 8.7.F to end of sentence considering the proposed use.
- Section 5.4.B pg. 19 add - and Section 8.7.F to end of sentence considering the proposed industrial use.
- Section 8.7.F. pg. 43:

4. Town Services add - maintenance of emergency plan certified by appropriate federal, state and local authorities including such issues as biological, radiological, and chemical issues as appropriate.

6. Nuisances now reads - Containment and protection of people and properties and Town amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, risk of explosion, release of contaminants, biological, chemical, radiological, electromagnetic and all other hazards, etc.

Add paragraph 12. - All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in Class P-1 or P-2 laboratories as per the current “Guidelines” of the National Institutes of Health.

Motion to approve text changes to the Zoning Regulations as read above, by P. Haines, seconded by D. Garceau. All in favor, motion carried.

The effective date will be May 11, 2022.

ADJOURNMENT:

Motion to adjourn (8:47 PM) by H. Weingart, seconded by R. Godaire. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott