

The Public Hearing was called to order at 7:03 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire, Dave Garceau, Eric Beer, Alternate Peter Haines, Alternate Dan Pearce.

MEMBERS ABSENT: Vice-Chair Ken Fortier, Alternate Bill Ireland.

ALTERNATES SEATED: Seat Dan Pearce for Ken Fortier.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Recording Clerk Kathleen Scott.

D. Dubitsky read the Legal Notice that was published twice in the Willimantic Chronicle. Application materials are available at the Town Hall, on the Town website or by appointment.

SUBJECT OF HEARING:

A. SP22-179- 237 Willimantic Road, Assessor's Map 2-17 & 2-21, Jigarkumar Patel-Applicant, Special Permit Application for Package Store Use, per Section 5.3.B.h of the zoning regulations:

The hearing was opened for public comment: no audience present.

Applicant J. Patel is looking for approval to move his package store down the road to the old Z Best Pizza property that would give more room to grow his business. There is ample parking in and out with about 25 spaces (17 spaces needed based on the square footage of the building per zoning).

- D. Dubitsky asked if the parking lot is deeded (ZEO confirmed it is).

ZEO J. Gigliotti reported this hearing is for change of use from a restaurant to a package store (both properties in the Business Zone - requires special permit) with no development proposed to the property (footprint of the building will stay the same). There are 2 parcels (building is on one, parking is on the other). The property is separated by an access road to the motel (deeded to the motel with agreement on the easement - customers would have access to entrance/exit off Route 6). The application was approved by the Health District (fees paid). There are no issues with site plan review. The Public Hearing needs to close within 35 days unless the applicant gives additional time with a vote required within 65 days of closing the Public Hearing.

- D. Dubitsky asked if deeded access to the easement and parking is sufficient (easement agreement in effect since 1976, parking goes with the parcel).

Motion to close the Public Hearing (7:30 PM) by R. Godaire, seconded by E. Beer. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott