

The meeting was called to order at 7:22 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Dave Garceau; Alternate Ken Fortier, Alternate Bill Ireland

MEMBERS ABSENT: Randy Godaire, Alan Burdick, Eric Beer.

ALTERNATES SEATED: Ken Fortier was seated for Eric Beer; Bill Ireland was seated for Randy Godaire.

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

APPROVAL OF MINUTES OF 10.08.20 1st PUBLIC HEARING:

Motion to approve by H. Weingart, seconded by P. Fiasconaro. Motion passed with one abstention by B. Ireland.

APPROVAL OF MINUTES OF 10.08.20 2nd PUBLIC HEARING:

Motion to approve by K. Fortier, seconded by D. Garceau. Motion passed with one abstention by B. Ireland.

APPROVAL OF MINUTES OF 10.08.20 SPECIAL MEETING:

Motion to approve by D. Garceau, seconded by H. Weingart with the following corrections: Page 2, New Business Item A – Delete D. Dubitsky reported that the PZC has no authority pertaining to indoor events, Page 3 – Bylaws Item C should read – Change the way properties are zoned in the Business Zone, Page 4 – Bylaws Item C should read – P. Fiasconaro asked about the numerous items of proposed actions with many that don't apply. Page 5 should read – A portion of the deck on Canada Lane will be used for an addition on the master bedroom. **The motion passed with one abstention by B. Ireland.**

Motion to move New Business before Old Business on the agenda, was made by P. Fiasconaro, seconded by H. Weingart. All in favor, motion passed.

Motion to move New Business Item B before New Business Item A on the agenda, was made by D. Garceau, seconded by P. Fiasconaro. All in favor, motion passed.

CITIZENS HAVING NEW BUSINESS: None

NEW BUSINESS:

A. SUB20-133-Application for 2-Lot Resubdivision, Davis Road Ext. & North Bedlam Road:

The Commission has been presented with the application, public comment from last month and this month and presentation from the applicant with drawings for a 2-Lot Resubdivision. Ken Fortier commented that the application meets all the criteria.

Motion to approve SUB20-133-Application for 2-Lot Resubdivision, Davis Road Ext. & North Bedlam Road, was made by H. Weingart, seconded by D. Garceau. All in favor, motion passed.

B. RC20-131-Proposed Text Amendment to Section 5.2.B Zoning Regulations – “Private Property Campgrounds”:

J. Gigliotti reported that the applicant worked on revisions and researched state requirements for proposed amendment to the regulations that would require a special permit. Applicant Jocelyn Bennett of 146 Singleton Road presented updated revised guidelines. The private campground would be semi-primitive per state regulations of no more than 2 sites plus a fire pit and porta potty (primitive offers just the woods) and regulated by the Department of Public Health. An annual inspection and registration would be done by the Eastern Highland Health District. H. Weingart presented a letter from John Meyer of Singleton Road regarding concerns with a family campground that include: high fire risk with the long summer drought, excessive loud party noise, strangers walking on your property and using as a latrine, more work for the ZEO and Wetlands, need for higher homeowner coverage for property damage and risk of injury and suggests yearly renewal if approved. D. Dubitsky reported that the state issues High Risk Fire Dangers and liability insurance needs to be investigated. ZEO J. Gigliotti will check on both.

The proposed guidelines were reviewed with recommended changes: loud music needs more detail – add shall comply with state noise regulations, change homeowner to property owner, delete #6, Fire Marshal shall review and approve access for emergency vehicles, change semi-private to semi-primitive, 20 people allowed at the campground. The distance from abutting residence and property line was discussed extensively. H. Weingart and B. Ireland will review and present recommendation for the next meeting. K. Fortier asked about the number of sites allowed per state regulations. A copy of the regulation (Section 19A-2A-29) will be emailed to all Commission members. J. Gigliotti reminded the Commission that this is an application and requires a Public Hearing be held by February.

Motion to table Proposed Text Amendment to Zoning Regulations until the next meeting, was made by D. Garceau, seconded by H. Weingart. All in favor, motion passed.

Motion to move Old Business Item C before A on the agenda, was made by P. Fiasconaro, seconded by D. Garceau and carried unanimously.

OLD BUSINESS:

A. Plan of Conservation & Development:

Jim Larkin and Hoween Flexer (online) from NECCOG presented power point of the Plan of Conservation and Development (POCD) that needs to be adopted at least once every 10 years. The plan considers the physical, social, economic and governmental conditions and trends and includes sections on the following:

- Population Trends (Median Age and Family Size)
- Median Family Income, Median Household Income
- Major Employers, Unemployment Rate, Workforce Total
- Property Tax Revenue, Property Tax Composition, Per Capita Spending
- Route 6 Corridor – possibly develop a Mixed-Use Corridor, establish Route 6 design guidelines with walkways and/or bikeways, encourage home-based businesses

H. Weingart suggested arrows to designate roads wide enough for bicycles. D. Garceau commented that the Airline Trail supports a bike trail. Jim Larkin reported that the state provides a Bike Safety Map. D. Dubitsky suggested merging the Business District with the

Overlay Zone, suggested extending the Existing Commercial Zone, asked for copies of visual examples and doesn't believe the Town will approve funding for bike lanes.

- Transportation - DOT Road lists, Average Daily Traffic, Rural Minor Collectors (roads that are part of the federal highway system and eligible for funds from the state for improvements), promote alternate use of transportation
 - Utilities and Energy Conservation – Public Drinking Water Systems, promote Thermal and Solar programs and Sustainable CT program
 - Housing Units, Cost Burdened Households, Accessory Dwelling Units, Mixed Use Residential, Senior Housing, Multi-Unit Housing
 - Natural Resources – Natchaug River, Natchaug State Forest, James L. Goodwin State Forest, Mansfield Hollow State Park; Review and Update Open Space Map, consider a municipal open space category comparable to farm and forest categories
Jim Larkin will check with the First Selectmen on Municipal Open Space (Public Act 490).
 - Public Safety (Fire Dept and Resident Trooper), Community Facilities, Municipal Services
 - Education Expenditures Per Pupil – Chaplin Elementary, Parish Hill Middle/Highschool
- Next steps – update numbers and information, reach out to other Boards and Commissions for input on goals and strategies, develop 1st draft for review.

B. Ireland commented that the population is impacted by Covid that is driving people from New York to Connecticut. In addition, UCONN and the new contract awarded to EB may impact the population. D. Garceau agrees and commented that companies are downsizing and more people are working from home. D. Dubitsky commented that the population changes when children move to town and asked for a 1st draft of the POCD for January as the plan updates need to be completed within 4 months.

B. Home Occupations

C. By-Laws

D. Scheduling of Hearings for Regulation Revisions:

A Public Hearing is needed to present revisions to the following sections of the Zoning Regulations: Deletion of Article 4 in Open Space Subdivision, Section 5.3 – Business District Accessory Apartments, Section 8.6 - Earth Excavation, all sections that pertain to Agriculture.

Motion to schedule a Public Hearing on December 10, 2020 for 4 sections of Regulation Revisions presented by the ZEO, was made by D. Garceau, seconded by P. Fiasconaro. All in favor, motion passed.

CORRESPONDENCE

REPORT OF THE ZONING OFFICER

ZEO J. Gigliotti reported about a complaint from a neighbor regarding a family living in a shed on Miller Road. There is no permit for the shed and it doesn't meet minimum requirements for a single-family residence. D. Dubitsky recommended contacting Attorney O'Brien to see if a previous situation applies and if it does not, issue a cease and desist for zoning violations.

Motion to table the remainder of the agenda, was made by B. Ireland, seconded by D. Garceau. All in favor, motion passed.

ITEMS PRO RE NATA

ADJOURNMENT:

The meeting adjourned at 10:37 PM.

Respectfully submitted by,
Recording Clerk Kathleen Scott