

The meeting was called to order at 7:11 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Ken Fortier.

MEMBERS ABSENT: Randy Godaire, Dave Garceau, Eric Beer, Alternate Dan Pearce, Alternate Bill Ireland.

ALTERNATES SEATED: None

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

APPROVAL OF MINUTES 05.13.21 SPECIAL MEETING:

Motion to approve by P. Fiasconaro, seconded by H. Weingart. Correction: Pg. 3 should read – D. Dubitsky asked about the degree of accuracy Mr. Ireland could achieve on the map to be filed in the Land Records.
All in favor, motion carried.

APPROVAL OF MINUTES 05.21.21 SPECIAL MEETING:

Motion to approve by P. Fiasconaro, seconded by K. Fortier. Correction: New Business Item A should read – D. Dubitsky reported that the resolution regarding State Mandated Zoning Legislation was not submitted due to legislation being passed yesterday by the House of Representatives.
Motion carried with one abstention by H. Weingart.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. Plan of Conservation & Development:

ZEO J. Gigliotti presented update on the status of the current version of the POCD. Missing revisions discussed last month have been added with a draft posted on the Town website for next month's Public Hearing. D. Dubitsky asked the Commission to consider changing the cover photo. Revisions can be made after feedback from the Public Hearing (any significant changes would require another Public Hearing). After the close of the Public Hearing, the Commission would vote on finalizing the POCD with an adoption date. D. Dubitsky reported that a new Zoning Map will be needed after the POCD is finalized to file with the Land Records. J. Gigliotti reported that it would be a separate process that requires a Public Hearing and would need help from NECCOG for GIS Data. The Legal Notice for the Public Hearing on July 8th will be posted the last Saturday in June, the first Saturday in July and on the Town website (Doug asked to also post outside the door of the Town Hall).

NEW BUSINESS:

A. Connecticut General Statutes Sec. 8-24 Referral-Sale of William Ross Library:

The referral before the Commission is for an opinion on the sale of the William Ross Library on Chaplin St. The Town had the property surveyed and designed for the reuse of the building for residential purposes. The owner would be responsible to obtain necessary permits. A design approved plan was approved by the Health District. The owner would need to obtain a permit for the septic system. The lot was combined

with a lot to the rear to make more conforming with allowable use in the zone. There are good site lines for the driveway and the owner will need to obtain a permit. There are no other improvements to the structure.

Motion to draft an affirmative referral report for Connecticut General Statutes Section 8-24 Referral, Sale of William Ross Library and associated land, was made by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Items requiring direction or action are as follows:

- 1 Zoning Permit was issued.
- Miller Rd – Letter sent to the owner regarding \$100 fee still not received.
- 153 Chewink Road – cleanup continues at a slow rate with fines due of \$19,940. D. Dubitsky and J. Gigliotti will meet again with the owners.
- The Commission was presented with bound copy of the New Zoning Regulations that doesn't include the Subdivision Regulations that are posted separately on the website.
- Fee Schedule for Special Permits – Recently contacted by a property owner who would like to build a home on their property with an existing occupied mobile home and retain the mobile home as a detached accessory apartment. Meets all the requirements in the regulations for the mobile home except the section that allows for detached accessory apartments in a separate building (there are different definitions for mobile/manufactured homes and buildings). A special permit provision would allow approval of a mobile home as a detached accessory apartment per opinion from the Town Attorney. J. Gigliotti expressed concerns with the way the fee structure is currently for this application (\$1,310 fee for residential special permit). D. Dubitsky suggested adding discussion of the Fee Schedule to the next meeting agenda. He also reported that a Bill that went through the legislature that changes the right of a town with regard to trailers and would require amending the Zoning Regulations when signed into law. The Bill also includes items to opt out of including parking requirements for accessory apartments.

ITEMS PRO RE NATA:

K. Fortier presented update on Tutko Rd and South Bear Hill Rd Extension (new road):

Tutko Rd - Received recommendation from Zoning regarding allowing abutting property owners to have easement or right of way as part of the sale with no additional movement and will go to a Town Meeting.

South Bear Hill Rd Extension – There is no funding in the CIP with budget cuts and no activity currently.

ADJOURNMENT:

Motion to adjourn (8:07 PM) by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott