

The meeting was called to order at 7:49 PM.

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

MEMBERS ABSENT: Alternate Bill Ireland.

ALTERNATES SEATED: None

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

APPROVE OF MINUTES 02.10.22 PUBLIC HEARING:

Motion to approve, by E. Beer, seconded by R. Godaire. Add addresses for Adele Swart – 246 Tower Hill Rd and Peggy Church – 115 Chaplin St. **Motion carried with one abstention by P. Fiasconaro.**

APPROVAL OF MINUTES 02.10.22 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by D. Garceau. Corrections: New Business A, Pg. 1 should read – looking for additional space similar to the Storrs facility at 67 Baxter Rd for reducing avian pathogens to protect the food chain and poultry; delete – There are extensive environmental Health and Safety Chamberland Charities. New Business A, Pg. 2 – correct spelling of E. Beer, correct name for Aquifer Protection District; correct spelling for Kathleen Scott. **All in favor, motion carried.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. SP22-163-64-66 Willimantic Road- Mehak Realty, LLC- Special Permit Application for Gasoline filling station and convenience store per section 5.3.B.m:

P. Fiasconaro recused himself from this discussion and left the table. The Public Hearing was continued until next month.

Motion to table Old Business A for SP22-163-64-66 Willimantic Road for proposed gas station, by E. Beer, seconded by R. Godaire. All in favor, motion carried.

P. Fiasconaro returned to the table.

NEW 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:

ZEO J. Gigliotti presented the process for this application for a proposed text amendment to the Zoning Regulations that was presented to the Commission last month. The application is complete with all fees paid. A Public Hearing needs to be scheduled within 65 days and held within 35 days after with a decision made within 65 days of the close of the Public Hearing. The text amendment is simple with the addition of Research & Development Laboratory Uses by special permit under Business Zone Regulations (5.3.B.O). In

response to question raised at the Public Hearing on how other towns regulate use in an Aquifer Protection District – looked into other towns with an Aquifer Protection District, Ground Water Protection or Flood Zone (Mansfield, Colchester, Hampton, Windham, Hebron, Marlborough) with most consistent about hazardous waste, hazardous materials and list of prohibited uses (Research & Development Laboratory Use is not specifically excluded).

The application is accepted with discussion held about when to hold the Public Hearing – schedule as a special meeting for March 31st (difficult for some members to attend) or schedule for the next meeting on April 14th (concerns about 2 hearings too much for one night). Executive Director of Avian Operations Deb Tosta would like to move forward as soon as possible. David Machinsky representing the landlord for the property would appreciate anything the Commission can do to speed up the process.

Motion to hold a Public Hearing for RC22-167 Proposed Text Amendment application for the next meeting on April 14, 2022, by P. Haines, seconded by R. Godaire. Motion carried with the following vote: YES: D. Garceau, R. Godaire, P. Fiasconaro, E. Beer, H. Weingart. NO: K. Fortier.

CORRESPONDENCE:

Letter was received from Attorney Dorian Famiglietti of Kahan, Kerensky & Capossela LLC regarding application for Bestway Food & Fuel.

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 Permit issued for a greenhouse.
- Sprague Gas Station – Canopy lights were replaced by new owners with complaints that they are too bright. The housing hangs slightly below the canopy and is not consistent with what was approved in the 2006 site plan for recessed lighting. The new owner does not intend to change the lights. D. Dubitsky suggested painting around the outside ring of the fixture black so you can't see it from the road (will deflect the lighting downward). The alternative would be to enforce the special permit that would require changing the fixtures.

ITEMS PRO RE NATA:

R. Godaire asked if the Board of Selectmen settled on outstanding fines for Chewink Rd. The Commission agreed not to issue a formal recommendation to the Board of Selectmen and is done with the property with a Certificate of Compliance issued. The First Selectman will meet with the ZEO to discuss the issue.

ADJOURNMENT:

Motion to adjourn (8:47 PM) by E. Beer, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott