

The meeting was called to order at 8:30 PM.

**MEMBERS PRESENT:** Chair Doug Dubitsky, Vice-Chair Ken Fortier, Eric Beer, Helen Weingart, Randy Godaire, Dave Garceau, Alternate Peter Haines.

**MEMBERS ABSENT:** Peter Fiasconaro, Alternate Dan Pearce, Alternate Bill Ireland.

**ALTERNATES SEATED:** Seat Peter Haines for Pete Fiasconaro.

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

**APPROVE OF MINUTES 04.14.22 PUBLIC HEARING:**

**Motion to approve by H. Weingart, seconded by D. Garceau.** Corrections: Pg. 2 – correct spelling of Bach Dor Café. Pg. 3 - add applicant brother's name - Asif Choudhry. **Motion carried with abstention by K. Fortier.**

**APPROVAL OF MINUTES 04.14.22 REGULAR MEETING:**

**Motion to approve by E. Beer, seconded by R. Godaire.** Correction: Pg. 1 Old Business B: vote for second motion should read – Motion carried with the following vote: YES: E. Beer, P. Fiasconaro, R. Godaire, D. Dubitsky. NO: P. Haines, H. Weingart, D. Garceau. **Motion carried with abstention by K. Fortier.**

**APPROVAL OF MINUTES 04.22.22 SPECIAL MEETING:**

**Motion to approve by E. Beer, seconded by R. Godaire.** Correction: Old Business A should read – “mention of previous application for semi-primitive campground”. **Motion carried with abstention by E. Beer.**

**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:**

D. Dubitsky would like time to review recently submitted documents that have not been seen and asked for a motion to table Old Business A - SP22-163 – 64-66 Willimantic Road for proposed gas station until next month. P. Haines would like time to compare the conditions from BSC Group and Towne Engineering and approvals from DEP, Health Department and Inland/Wetlands (all Public Hearing documents are available on the website). E. Beer asked about conditions (will be created during deliberations).

**Motion to table Old Business A – SP22-163-64-44 Willimantic Road application for proposed gas station, by P. Haines, seconded by E. Beer. Motion carried with the following vote:**

**YES: H. Weingart, P. Haines, E. Beer, K. Fortier, D. Garceau. NO: R. Godaire.**

**B. SP22-170-238 Willimantic Road-Charles River Laboratories – Special Permit Application for Laboratory use per section 5.3.B.o:**

ZEO J. Gigliotti presented abbreviated version of application that was submitted with site plan (same as for Kawasaki Building with no proposed changes). A newly adopted regulation text amendment (effective yesterday with no appeals) allows for a Research & Development Lab with special permit in a Business District per section 5.3.B.o. The application is complete and all fees have been paid (all documents are

available on the website). The application requires a Public Hearing with 65 days to schedule, 35 days to complete and voted on within 65 days.

- Avian Vaccine Services Executive Director Deb Tosto is looking for additional space to expand what is being done at the Storrs Mansfield lab for making avian vaccines and diagnostics for poultry health (Chaplin is in close proximity to the Mansfield lab). All work will be performed in modular labs with air filtered through HEPA filters coming in and out (work is restricted to eggs – no animals). The proposed lab will offer job opportunities for Chaplin with entry level positions. There is a smaller lab in Willimantic at 62 Columbia Avenue behind Burger King and SPF specific pathogen free chicken operations in Lebanon and Voluntown. The labs are monitored by the USDA and Center of Veterinary Biologics and must comply with all inspections. Everything that is used, produced, and sold has to be registered and released through the USDA.
- D. Dubitsky asked for the address of the Mansfield lab and number of employees (67 Baxter Road operating for over 65 years in a residential area with about 19 employees).
- K. Fortier asked about UCONN (close relationship and support from UCONN Animal Services - Avian Pathology with one of the founding fathers a UCONN professor and internships available for employees) and asked if Avian Services is a division of Charles River (Charles River has a large footprint in human health diagnostics discovery - Avian Services is a small part that works with chickens).
- H. Weingart asked if site plan is needed for the modular labs inside (would submit with request for building permit, the Commission could add approved building permit as condition for approval).
- **Motion to accept SP122-170 - 238 Willimantic Road-Charles River Laboratories-Special Permit Application for Laboratory use per section 5.3.B.o, by P. Haines, seconded by D. Garceau. All in favor, motion carried.**
- **Motion to set Public Hearing for SP122-170 – 238 Willimantic Road – Charles River Lab- Special Permit Application on June 9, 2022, by P. Haines, seconded by E. Beer. 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 Permit issued for proposed house on Tower Hill Road.

Sprague Gas Station – Previously discussed replacement of the lighting underneath the canopy with complaints about being too bright and extending below the canopy. Suggestion to paint the rim around the lights was not well received and the business owner does not intend to replace the lights (not recessed as approved in the original site plan). D. Dubitsky suggested contacting the property owner who would be responsible for the fines. In addition, an application was submitted to the Building Official for rebranding from Sprague to Gulf (Jay presented photos). All the orange (90% of the fascia) and blue will be internally lit (exceedingly more than what is done currently) and needs to be off when the business closes (open 24 hours). D. Garceau asked if there are any other gas stations that are similar (Jay will check). D. Dubitsky suggested the owner apply for a site plan amendment for the canopy lights and branded signs.

Welcome to Chaplin Signs – The Town is proposing one-sided signs at the Town line in the right-of-way requiring DOT permits - compliant with the sign regulations (Jay presented drawing and will get more information on where the proposal came from, who is paying for them, color scheme, location, maintenance).

**ITEMS PRO RE NATA:**

R. Godaire asked about the final tally of fines for Chewink Road (total fines were \$26,000, the owner provided evidence for cleanup costs and had paid \$9,000 in fines – the remainder of the fines were waived) and asked about status for Bob Mott (needs new hearing officer - Doug will talk First Selectman and Town Attorney).

**ADJOURNMENT:**

**Motion to adjourn (9:51 PM) by E. Beer, seconded by R. Godaire. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott