

The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Pete Fiasconaro, Helen Weingart, Dave Garceau, Alternate Peter Haines, Alternate Dan Pearce, Alternate Bill Ireland.

MEMBERS ABSENT: Randy Godaire, Eric Beer.

ALTERNATES SEATED: Bill Ireland seated for Eric Beer and Peter Haines seated for Randy Godaire.

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

APPROVAL OF MINUTES 01.12.23 PUBLIC HEARING:

Motion to approve by P. Haines, seconded by D. Garceau. Motion carried with abstentions by B. Ireland and H. Weingart.

APPROVAL OF MINUTES 01.12.23 REGULAR MEETING:

Motion to approve by P. Haines, seconded by D. Garceau. Correction: Old Business A should read – The Board must either take action (at the deadline) or ask the applicant for an extension. **Motion carried with abstentions by B. Ireland and H. Weingart.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS: None

NEW BUSINESS

A. Discussion of POCD Implementation Strategy – Route 6 Rezoning:

J. Gigliotti presented maps (Scenarios 1 and 3, Future Land Use) for Route 6 Rezoning. The Commission discussed Scenario 1 (proposes extending the Business District to the back of each property), Scenario 3 (proposes extending the Business District to the back of each property but excludes state-owned property), and POCD strategy that proposes replacing the Corridor Overlay District (reductions in setback and frontage, more dense development, village look) and Business District with one district. There have been 2 inquiries about operating businesses in this district (in favor of rezoning Route 6). D. Dubitsky will work with the ZEO to draft language to the regulations to eliminate the Corridor Overlay District.

Motion to accept Scenario 1 per the POCD and send to Public Hearing, made by P. Haines, seconded by B. Ireland. All in favor, motion carried.

B. Discussion of Outstanding Zoning Regulation Revisions:

J. Gigliotti presented Outstanding Zoning Regulation Revisions that were approved by the PZC but have not gone through the Public Hearing process. The revisions include the Fee Schedule (Jay would like to review special permits and driveway bonds - will discuss next month and set a Public Hearing).

C. Discussion of Revisions to Subdivision Regulations:

D. Dubitsky suggested starting the process to address the Subdivision Regulations and make sure they are consistent with the new revisions. The Commission is asked to review the regulations and make notes for discussion.

D. Discussion and Possible Action of Planning & Zoning Commission FY 2023-24 Budget:

J. Gigliotti presented the proposed FY 2023-24 budget that is the same as budget presented last year (salaries determined by the Board of Selectmen). D. Dubitsky and P. Haines recused themselves from the discussion. The Budget Letter requested coming in as close to a 0% budget increase as possible (Jay would like to see Zoning Enforcement combined with the Agent Salary - expected to go over again this year). Bill Ireland recommends the Board of Finance combine Zoning Enforcement with the Agent Salary.

Motion to approve the FY 2023-24 Budget as is, made by H. Weingart, seconded by B. Ireland. Motion carried with abstentions by D. Dubitsky and P. Haines.

CORRESPONDENCE:

Letter was received from the Department of Environmental Protection regarding concerns with regulating logging operations (handed over to Wetlands to oversee) by requiring a roadway bond for road damage repairs (doesn't fit the definition of forestry practices).

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:

- 3 Permits were issued (addition on Bedlam Road, Sugarhouse on Bujak Road, Rebranding of gas station).
- D. Dubitsky expressed concerns about safety with the glare from the lights hanging below the canopy (dangerous for cars driving by) at the old Zlotnick's Gas Station. D. Garceau suggested checking with Randy Godaire on the lighting plan and Isolux diagram.
- P. Fiasconaro asked about the Marcy Road Junkyard (haven't heard from the owner since his surgery – Jay will follow up).

ITEMS PRO RE NATA

- D. Garceau expressed concerns about another accident that closed down Route 6 in front of his office and suggested a traffic light at Route 6 and Old Willimantic Road (grant program available for rural speed enforcement). Juan Roman reported on applying to the state for permits for speed signs on state roads (similar to sign on Chaplin Street).
- D. Dubitsky presented legislative updates. Law passed previously that all Planning & Zoning members must do a certain amount of training with deadline coming up soon (proposed bill to extend the deadline with training difficult to find). B. Ireland asked if upcoming training on municipal land use process would qualify (would satisfy a portion of the training). Proposed bill allows Alternate Zoning Board of Appeals member to sit on the Planning & Zoning Commission as long as they don't sit on the same application. Proposed bill that would require permission from Planning & Zoning to open up a car repair shop (current permission is from the Zoning Board of Appeals). The organization to Desegregate CT is back with proposal that would require any town with any type of transit (train station, bus stop) to take ½ mile area around that location and rezone to allow a minimum of 14 units per acre (completely voluntary but could lose access to funding including the STEAP Grant for non-compliance).

ADJOURNMENT:

Motion to adjourn (9:28 PM) by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott