

The meeting was called to order at 7:10 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Randy Godaire, Dave Garceau.

MEMBERS ABSENT: Ken Fortier, Helen Weingart, Eric Beer, Alternate Peter Haines, 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 02.09.23 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by D. Garceau. Motion carried with abstention by R. Godaire.

CITIZENS HAVING NEW BUSINESS:

Todd Levine of Awesome Apple Crisp on 3 Lynch Road (previously approved with 1 trailer) addressed the Commission regarding adding another trailer with fryolators for more hot items (would have 1 trailer for dessert and 1 trailer for hot food). There is plenty of room with picnic tables and a porta potty. D. Dubitsky asked about electrical service for the additional trailer (will add another 50-amp outlet to existing board – electrician in contact with Eversource to verify amount of power) and asked about the paved area (parking lot is for cars to park and enjoy the services – both 16 ft. x 8 ft. trailers will be parked on the grass). ZEO J. Gigliotti reported the site plan approved in 2012 was for use of one trailer (would need to amend the site plan for an additional trailer).

OLD BUSINESS: None

NEW BUSINESS:

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

The Scenario 1 Map to rezone the Commercial District (change from 500 ft strip to going to the back of the properties) approved at the last meeting needs a Public Hearing (would like to do in conjunction with regulation revisions and regulation combining Corridor Overlay and Business District into one Zone - Doug will draft language).

B. Discussion of Outstanding Zoning Regulation Revisions:

J. Gigliotti presented Outstanding Zoning Regulation Revisions (approved previously) and Revised Fee Schedule (added fees for Road Access Permit and Bond for construction, Lot Line Revision, Special Permit Renewal). There are no regulations regarding solar panels (Jay will follow up). D. Dubitsky asked to include under Special Permits in the Fee Schedule specific uses referenced in the regulations that require a special permit (including Limited Farms and Accessory Apartments). The Commission is asked to review the revisions and Revised Fee Schedule for the next meeting and will set a Public Hearing.

- D. Dubitsky presented legislative update: proposed bill regarding the gas station approval process (moves from the Zoning Board of Appeals to Planning & Zoning) and discussion on changes to variances.

C. Discussion of Revisions to Subdivision Regulations: Tabled

D. Discussion of Business District Regulations:

Discussion was held regarding amending the regulations to eliminate gas stations as permitted use in the Business Zone. Will discuss further at the next meeting (Doug will draft language for proposed change).

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:

- No permits issued.
- Marcy Road – property consists of numerous unregistered motor vehicles, junk, debris and other cast-off materials with enforcement initiated in 2019 (deadline for compliance was revised to 7/1/2020 due to owner’s surgery). The property is much worse now. D. Dubitsky recommends sending notice to owner that ordinance enforcement will be initiated unless significant progress is shown by next month.

ITEMS PRO RE NATA:

- J. Gigliotti spoke about Bill Ireland working with another owner on Bedlam Road to sell the hop farm (wants to use for weddings along with incorporating soil sales into a farm stand).
- R. Godaire asked about Hearing Officer for ordinance (needs to be appointed).

ADJOURNMENT:

Motion to adjourn (8:41 PM) by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott