

The meeting was called to order at 7:04 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Alternate Peter Haines, Alternate Dan Pearce, Alternate Bill Ireland.

MEMBERS ABSENT: Ken Fortier, Randy Godaire, Dave Garceau, Eric Beer.

ALTERNATES SEATED: Dan Pearce seated for Ken Fortier, Peter Haines seated for Dave Garceau, Bill Ireland seated for Randy Godaire.

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

APPROVAL OF MINUTES 03.09.23 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by P. Haines. Motion carried with abstention by B. Ireland.

CITIZENS HAVING NEW BUSINESS:

- Tiffany Mazzarello of Chaplin spoke about being here to represent the people in town who don't want the new gas station or removal of the 150-year-old tree on the property (application has been approved and work has begun with the State DOT requiring removal of the tree) and expressed concerns about trees that will be cut down around the Senior Center parking lot (one tree to the left of the main door is marked by the Tree Warden for removal due to disease).
- Don Slowik of 108 Willimantic Road asked why DOT required removal of the tree at the gas station (not in the site line – most likely for public safety) and expressed concerns about the impact of packing a meeting with people who don't want this type of development (Commission takes public input very seriously and has made significant changes and sent back for another Public Hearing even though not required).
- Clint Slowik of 108 Willimantic Road (serves on the Community and Economic Development Commission) expressed concerns with the new gas station not promoting the vision of the POCD and asked how to prevent more of the same (permit can't be withdrawn once appeal period has passed – no appeals).
- Randall Weiss of 954 Phoenixville Road asked how the Business District will be used (will be discussing revisions to the Zoning Regulations per the vision of the POCD).
- Don Slowik asked if there are any applications for new businesses (pending application for Apple Crisp).
- P. Haines commented on the importance of maintaining involvement by attending meetings (minutes and decisions are posted on the town website) as the Commission solicits input to help with their decision.
- Shirley Fiasconaro of 68 Willimantic Road attended all the meetings about the gas station and expressed frustration that opinions didn't matter (vote to approve was not unanimous).
- Randall Weiss was surprised the gas station was approved despite it going against recommendations from the POCD.
- H. Weingart stated that following the requirements of the Zoning Regulations drives the decision for approval.

Motion to move New Business A before Old Business, made by P. Fiasconaro, seconded by D. Pearce. All in favor, motion carried.

NEW BUSINESS

A. SM23- 185- 3 & 11 Lynch Road, Todd Lavigne- Applicant, proposed approved site plan modification:

ZEO J. Gigliotti presented application for site plan modification (applicant previously approved for one concession trailer, would like to add a 2nd trailer) at the corner of Lynch Road and Route 6 (no site line or Wetland issues, approved by the Health Department, no Public Hearing required with 65 days to make a decision).

- Applicant Todd Lavigne (online) plans to open in 2 weeks (people are excited). Electricity approved from Eversource. One trailer will be used for apple crisp and other desserts. The 2nd trailer will be used for hot foods (french fries, hot dogs, fried dough).
- D. Dubitsky asked if the trailers will be back to back (will be next to each other with food served from the front on the short side facing Route 6).
- P. Fiasconaro asked about condition of paved area (in good condition - marked for handicap parking, remainder of parking lot in good condition).

Motion to approve application SM23- 185- 3 & 11 Lynch Road, Todd Lavigne- Applicant, proposed approved site plan modification, made by P. Fiasconaro, seconded by P. Haines. All in favor, motion carried.

Bill Ireland left the meeting at 7:54 PM.

OLD BUSINESS

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

The Commission previously discussed rezoning the Business District and decided to go with Scenario 1 Map (would change from 500 ft from the road on each side of Route 6 to going to the back of the properties – referenced on pg. 12 in the POCD) and combine the Corridor Overlay and Business District into one Zone. The Commission was presented with draft regulations for the Business District including the following categories: Permitted Uses, Business Uses Requiring Special Permit, and Special Permit with Design Review (gives the ability to determine all of the requirements for Special Permit are met and what it looks like). Discussed possible criteria that would require Design Review including: big projects, new construction or existing footprint, design review for all special permits (would require more work and increased costs), square footage, and at the discretion of the Commission. Discussed the following from Business Uses Requiring Special Permit: adding language for EV Stations, adding more details for Bowling Alley and similar commercial recreation establishments, and consider adding criteria for small-scale assembly or remove it. Will discuss further at the next meeting.

B. Discussion of Outstanding Zoning Regulation Revisions:

J. Gigliotti presented outstanding Zoning Regulation Revisions (approved previously) and Revised Fee Schedule that need to go to Public Hearing. H. Weingart asked about language for buffer strip requirements (change to – abuts residential use) in section 8.5 Buffer Strip and suggested taking it out for a separate discussion.

Motion to approve Revised Fee Schedule, made by H. Weingart, seconded by P. Haines. All in favor, motion carried.

Will set a Public Hearing next month (Outstanding Zoning Regulation Revisions and Revised Fee Schedule).

C. Discussion of Revisions to Subdivision Regulations:

Discussed Subdivision Regulations with provisions needed for frontage lots from parent to sibling (Doug will work with Jay on drafting language for the next meeting).

D. Discussion of Business District Regulations: Covered already

NEW BUSINESS

A. SM23- 185- 3 & 11 Lynch Road, Todd Lavigne- Applicant, proposed approved site plan modification: moved to before Old Business.

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:

- The Commission was presented with hard copies of the Bylaws.
- 2 permits issued (reconstruction of 2 decks on Palmer Road, deck on Chaplin Street).
- 80 Marcy Road – Property consists of numerous unregistered motor vehicles, junk, debris and other cast-off materials. Notice of Violation sent last month with compliance deadline of 4/17/2023. The owner (said they would attend tonight’s meeting) maintains having a salvage business and presented invoice in business name not listed with the Assessor. The next step would start fines for each day of violation.

Motion for the ZEO to move forward with initiating Ordinance process, made by H. Weingart, seconded by P. Haines. All in favor, motion carried.

ITEMS PRO RE NATA

H. Weingart asked for details on legislative report noted in the minutes. Desegregate CT is back with new proposal for transit-oriented development that would require towns to change zoning regulations to allow 14 – 30 units per acre without regard to parking, sewer, water, other utilities and services or they would lose some discretionary funding (made it through Committee – now in negotiations).

ADJOURNMENT:

Motion to adjourn (10:02 PM) by Dan Pearce, seconded by Helen Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott