

The meeting was called to order at 7:02 PM.

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

**MEMBERS ABSENT:** Pete Fiasconaro, Eric Beer, Alternate Bill Ireland, Alternate Bob Dubos.

**ALTERNATES SEATED:** Peter Haines seated for Eric Beer.

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

**APPROVAL OF MINUTES 01.11.24 PUBLIC HEARING:**

**Motion to approve by P. Haines, seconded by H. Weingart. Motion carried with abstentions by K. Fortier and R. Godaire.**

**APPROVAL OF MINUTES 01.11.24 REGULAR MEETING:**

**Motion to approve by D. Garceau, seconded by H. Weingart. Motion carried with abstentions by K. Fortier and R. Godaire.**

**CITIZENS HAVING NEW BUSINESS:**

Dave Schenker of 795 Phoenixville Road expressed concerns about no action taken last month on 2 old junk cars and garbage all over his neighbor's property (presented copies of emails and the statute) and concerned the conditions would be a hindrance if selling his house. ZEO J. Gigliotti reported one unregistered car previously identified and garbage in the back of a pickup truck near the road appeared to be construction debris from addition at the rear of the house (recently identified a 2<sup>nd</sup> unregistered car with no plates and the garbage is still there). D. Dubitsky noted a regulation for junkyards (not junk) - suggested the ZEO contact the property owner about a problem with the 2<sup>nd</sup> car with no plates and would be better to move the junk to the backyard so as not to annoy neighbors (Jay will send a preliminary notice).

J. Patel of 169 Willimantic Road asked about adding staircase to rear of existing Chaplin Package Store near the garage (would extend into the setback) to access existing apartment upstairs that will be converted into office and existing stairs inside the store will be demolished (ZEO presented plan). D. Dubitsky asked if ZBA approval for variance included this plan with staircase (Jay reported May 2021 ZBA approval of 17ft setback for an area along Lynch Road - must maintain all other setback requirements. R. Godaire asked how close the stairs would be to the boundary (about 7ft – Business Zone setback is 10ft). D. Dubitsky noted the Commission does not have the authority to waive the setback (can't override ZBA decision) and suggested buying footage from adjoining property owner and move the property line. J. Patel asked for the definition of a structure (concrete wall around it with concrete foundation or concrete sonotube with moveable object made from building materials – staircase would be a structure).

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**CORRESPONDENCE:**

Email received from Dave Shenker regarding concerns with junk cars and garbage on neighbor's property.

**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.

261 Bedlam Road – Campground activities have stopped with property cleaned of garbage and trailers (reservations for tent sites are available as of 3/1/2024). D. Dubitsky suggested not closing the file – if it starts up again there is a cease-and-desist order in place.

- The Commission was presented with updated Design Review Checklist.
- Work continues on revisions to the Zoning Enforcement Ordinance (recommendations will be sent to the BOS).

**ITEMS PRO RE NATA:** None

**ADJOURNMENT:**

**Motion to adjourn (8:30 PM) by R. Godaire, seconded by D. Garceau. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott