

Chair Doug Dubitsky called meeting to order at 7:30 PM.

MEMBERS PRESENT: Pete Fiasconaro, Helen Weingart, Dave Garceau, Alternate Jim McPherson (online).

MEMBERS ABSENT: Randy Godaire, Doug Cates, Dan Pearce, Alternate Bill Ireland, Alternate Bob Dubos.

ALTERNATES SEATED: Jim McPherson seated for Doug Cates.

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

APPROVAL OF MINUTES 01.08.26 REGULAR MEETING:

D. Garceau motioned to approve, seconded by H. Weingart. Motion carried with abstention by P. Fiasconaro.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

B. SP25-244- 284 Willimantic Road- Brandon Elliot-Proposed Lumber Sales & Tree Service business, Assessor's Map 002-012, Business Zoning District:

Public Hearing held March 12th – took some additional information.

P. Fiasconaro motioned to approve SP25-244- 284 Willimantic Road- Brandon Elliot-Proposed Lumber Sales & Tree Service business, Assessor's Map 002-012, Business Zoning District, seconded by H. Weingart.

- J. McPherson asked if Commission approves application with no bathroom, can they decide down the road there needs to be a bathroom or port-a-potty (bathroom not required by regulations – applicant could come back to ask for addition of bathroom).
- D. Dubitsky proposed a condition - subject to approval by State DOT regarding site lines and cut-outs.
- P. Fiasconaro asked what type of buffer besides fence between this property and resident next door (fence is buffer with no requirements for landscape buffer – properties all rezoned as business), and asked if location shown for proposed well or septic with plans to develop buildings on it (no requirement with no bathroom or kitchen).
- H. Weingart noted applicant very cooperative with revisions and met all standards as expected.

****P. Fiasconaro motioned to amend motion to add subject to approval by State DOT regarding driveway cutouts, seconded by H. Weingart. All in favor, motion carried.***

****P. Fiasconaro motioned to approve SP25-244- 284 Willimantic Road- Brandon Elliot Proposed Lumber Sales & Tree business, Assessor's Map 002-012, Business Zoning District subject to approval by State DOT regarding driveway cutouts, seconded by H. Weingart. All in favor, motion carried.***

C. 80 Marcy Road:

ZEO presented photos from January and March with no progress – deadline next month (rough winter). Property walkable with back plowed (noticed addition of small aluminum boat). D. Dubitsky noted tire manufactures asked for extension of Tire Redemption Program to 2027.

NEW BUSINESS: None

CORRESPONDENCE:

ZEO subpoenaed to testify in lawsuit (J. Patel versus landlord of Debbie's Package Store) about zoning administration policy in town (Doug will take over for Jay).

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report available at Town Hall. Items requiring direction/action as follows:

No Permits Issued.

- Presented drawing of Arboretum Concept Plan on display at Town Hall (Helen noted project moving along nicely).

ITEMS PRO RE NATA:

D. Dubitsky presented legislative update – Senate Bill 151 (not passed yet) requires change to Zoning Regulations to no longer have the following: height limitations, setbacks greater than 5 ft. from dwellings, property line 10 ft. from the road, largest minimum lot size 5,000 sq. ft. (10 houses per acre). Can't limit townhouses, attached houses, attached apartments (no longer able to opt out of accessory apartments – have to follow State Regulations). A separate bill allows any religious organization to build unlimited low-income housing without zoning approval on any land they own.

ADJOURNMENT:

D. Garceau motioned to adjourn (8:49 PM), seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott