

The meeting was called to order at 7:07 PM.

**MEMBERS PRESENT:** Chair Doug Dubitsky, Vice-Chair Ken Fortier, Eric Beer, Pete Fiasconaro, Randy Godaire (7:22), Dave Garceau.

**MEMBERS ABSENT:** Helen Weingart, Alternate Peter Haines, Alternate Dan Pearce, Alternate Bill Ireland.

**ALTERNATES SEATED:** None

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

**APPROVAL OF MINUTES 07.14.22 PUBLIC HEARING:**

**Motion to approve by E. Beer, seconded by D. Garceau. All in favor, motion carried.**

**APPROVAL OF MINUTES 07.14.22 REGULAR MEETING:**

**Motion to approve by E. Beer, seconded by D. Garceau. Motion carried with abstention by P. Fiasconaro.**

**CITIZENS HAVING NEW BUSINESS:**

Marty Haninsky of Miller Road (on behalf of concerned citizens of Miller Road and Mountain Laurel Lane) asked for guidance to add an amendment to the Zoning Regulations concerning use of firearms for sport (specifically target practice) in residential areas (should not be on or near the elementary school). Fear and safety are the main concerns.

- D. Dubitsky reported that the Resident State Trooper is the arbitrator to make sure a firing range is setup safely. Zoning doesn't get involved in problems with a specific neighbor or property owner. The Resident State Trooper should be notified if anyone is being irresponsible with a firearm.
- Bruce Trombley of 26 Mountain Laurel Lane with 20 years in the military expressed concerns with shooting helter-skelter with no backstop and training for the Resident Trooper to determine proper setup.
- Brandon Restor of 28 Mountain Laurel Lane expressed concerns about safety with bullets ricocheting and shooting into the woods where young neighboring children play that could cause bodily harm (not looking to take away right to shoot).
- D. Dubitsky is willing to setup a meeting (beyond the role of the Zoning Commission) with the First Selectman, Resident State Trooper and anyone that wishes to attend to discuss the issue (Juan Roman will setup a meeting).
- P. Fiasconaro suggested contacting DEEP who may offer some insight.
- Marty Haninsky asked about a referendum with a proposed ordinance to address the issue (would require a town meeting and may not be successful with the large number of people that shoot in town).
- Amanda Clark of 36 Miller Road asked about a petition that requires signatures from 10% of the town for a proposed ordinance.

**OLD BUSINESS:** None

**NEW BUSINESS**

**A. SP19-103-29 Pumpkin Hill Road-Special Permit Renewal:**

ZEO J. Gigliotti reported that this is an annual renewal for a Boarding Kennel with no complaints or issues.

***Motion to approve Special Permit Renewal for SP19-103-29 Pumpkin Hill Road, by P. Fiasconaro, seconded by E. Beer. All in favor, motion carried.***

**B. Preliminary Discussion Debi's Package Store Relocation:**

ZEO J. Gigliotti reported that the owner of Debi's Package Store in the Sprague Gas Station Complex wants to relocate to the old Z Best at 237 Willimantic Road. The process would be a special permit for change of use (package store is allowable use) that requires a Public Hearing (both locations in the Business Zone).

- D. Garceau asked if the daycare across the street is within 500ft. (radius is outside 500ft. - Jay will verify).
- D. Dubitsky asked what the state has to stay (looking for local approval first from Zoning and the Fire Marshal).
- Owner J. Patel responded about the state that has no issues with him holding the existing license and requires approval from the Zoning Clerk and Town Clerk (can then take the existing license and move). Traffic in the current location is bad with one-way entrance that goes around the building (the new building has 2 entrances/2 exits plus a drive-around with the motel. The hours of operation are 10am-7pm (10am-6pm on Sunday). Main reasons for the move are traffic and to give ample room to grow the business (increase from 800 sq. ft. to 3,000 sq. ft). There will be no changes to the physical structure or exterior.
- D. Garceau suggested a convenience store to help the business and the motel (could divide the building in half). J. Gigliotti suggested considering food now (adding food later would be another special permit for change of use).

There are no significant issues for proposed relocation of the package store.

**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:

5 permits were issued.

- New Food Truck for 3 & 11 Lynch Road - Apple Crisp Food Truck (new concession trailer going into location next to the post office). D. Dubitsky asked if within limited dates of special permit for food trucks (fall would be the main season for this business - Jay will check on).

**ITEMS PRO RE NATA:**

- Joe Pinto reported that the new resident discussed earlier (shooting firearm) has horses on his property of 3.8 acres that is under the 5-acre usage for a Limited Farm.
- Juan Roman asked about regulation to do something with the old Post Office – possibly a coffee shop (remains in Municipal Adaptive Reuse Overlay District as long as owned by the town for low volume uses).

**ADJOURNMENT:**

**Motion to adjourn (8:28 PM) by E. Beer, seconded by D. Garceau. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott