

The meeting was called to order at 7:00 PM.

**MEMBERS PRESENT:** Vice-Chair Ken Fortier, Eric Beer, Helen Weingart, Pete Fiasconaro, Dave Garceau.

**MEMBERS ABSENT:** Chair Doug Dubitsky, Randy Godaire, 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 09.08.22 REGULAR MEETING:**

**Motion to approve by E. Beer, seconded by P. Fiasconaro.** Corrections: add to motion for approval of 07.14.22 Public Hearing minutes - with abstention by P. Fiasconaro. Citizens Having New Business – correct spelling for Marty Hanyckyj. **Motion carried with abstention by H. Weingart.**

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:** None

**NEW BUSINESS**

**A. SP22-179- 237 Willimantic Road, Assessor’s Map 2-17 & 2-21, Jigarkumar Patel- Applicant, Special Permit Application for Package Store Use, per Section 5.3.B.h of the zoning regulations:**

ZEO J. Gigliotti presented special permit application discussed last month for change of use to a package store at the old Z Best Pizza (allowed by special permit in the Business District and requires a Public Hearing and vote). There are no physical changes (exterior building and grounds will remain the same). The survey in the plans is not current (from a previous owner), is not in applicant or current owner’s name, and has no information on infrastructure (utilities or septic). The easement is not shown on the map (easement and 2 parcels – 1 for building, 1 for parking lot on deed from 1976), and parking is not shown on the plans (Jay can document and add to the plan - will always advocate for a current survey that allows the Commission to make an informed decision).

- H. Weingart asked if there is a concern with 2 separate parcels (the Commission has discretion).
- K. Fortier asked if there is a separate deed for each parcel (both listed on one deed).
- P. Fiasconaro asked if there is a grease trap or any other parts from the restaurant that are unknown (the Health District has paperwork on the layout and approved the change of use).
- K. Fortier presented concerns from D. Dubitsky about parking affected by the easement. Language could be added to the special permit that says applicant needs to demonstrate adequate parking for the business (prefers a current survey).

Applicant J. Patel noted he intends to purchase the property upon approval of the application.

- **Motion to accept SP22-179- 237 Willimantic Road, Assessor’s Map 2-17 & 2-21, Jigarkumar Patel- Applicant, Special Permit Application for Package Store Use per Section 5.3.B.h, as is and consider condition in approval, by E. Beer, seconded by D. Garceau. All in favor, motion carried.**

- **Motion to set Public Hearing for SP22-179- 237 Willimantic Road, Assessor's Map 2-17 & 2-21, Special Permit Application for Package Store Use per Section 5.3.B.h, on November 10, 2022, by E. Beer, seconded by P. Fiasconaro. All in favor, motion carried.**

**B. Preliminary Discussion- Station-Gio of New England- 187 Willimantic Road, signage and lighting rebranding:**

J. Gigliotti presented colored drawings for proposed rebranding project. The project was discussed previously including: compliance of proposed versus what was approved with the original canopy in 2008 with concerns about original lighting plan (don't know what was installed originally, impact to neighbors across the street and traffic).

- John Leclerc from Station-Glo of New England is proposing to change the image to an urban gas station with a change to Gulf (orange color similar to other Gulf stations) and would like to find an image that works for the town. No changes will be made to the underdeck lighting – just the images outside the canopy. The outside skirting will be illuminated with the option for just the logos to be lit (would be better for the town for the skirting not to be lit). No lighting will be added to the pumps and no changes will be made to the face of the building (YATCO will remain).

A zoning permit can be done administratively for replacement of the logos.

**C. By-Laws:**

H. Weingart suggested the following edits to the Bylaws: add wording regarding a quorum and voting (with chart) to Article VIII - Meetings and add Robert's Rules of Order to the Appendix.

- E. Beer asked what justifies an emergency meeting (Helen will follow up with Doug).
- **Motion to add suggested edits #1 and #2 for a quorum and voting with chart to Article VIII - Meetings, by E. Beer, seconded by D. Garceau. All in favor, motion carried.**
- **Motion to add Robert's Rules of Order to the Appendix as Item #6, by E. Beer, seconded by P. Fiasconaro. All in favor, motion carried.**

The Revised Bylaws will be presented next month for approval. E. Beer commended H. Weingart for all her work on the Bylaws.

**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:

- 4 Permits were issued (ground mount solar, 12'x16' shed, 16'x24' shed, business sign relocation).
- D. Garceau asked about the shooting range on Miller Road brought up at the last meeting. A positive meeting was held with concerned neighbors, the First Selectman and Resident Trooper who also met with the owner (determined location of a backstop is good and will be adequate when built and inspected). The owner (very respectful and safety conscious with 4 kids and dogs) also met with the neighbors to address their concerns.

**ITEMS PRO RE NATA:** None

**ADJOURNMENT:**

**Motion to adjourn (8:55 PM) by E. Beer, seconded by D. Garceau. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott