

The meeting was called to order at 7:03 PM.

PUBLIC HEARING

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:

The Public Hearing was closed at the November meeting with continued discussion during the regular meeting (discussion of application tabled with more information needed on survey documents - a map showing easement and parking). A new drawing is coming from the applicant that provides deeded access to parking and the road (would need a new Public Hearing to accept the drawing).

Motion to notice a new Public Hearing on January 12, 2022 for application SP22-179- 237 Willimantic Road, Assessor's Map 2-17 & 2-21, Special Permit Application for Package Store Use, by P. Fiasconaro, seconded by E. Beer. All in favor, motion carried.

MEMBERS PRESENT: Chair Doug Dubitsky, Eric Beer, Helen Weingart, Pete Fiasconaro, Randy Godaire, Dave Garceau, Alternate Dan Pearce, Alternate Bill Ireland.

MEMBERS ABSENT: Vice-Chair Ken Fortier, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Seat Dan Pearce for Ken Fortier.

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

APPROVAL OF MINUTES 11.10.22 PUBLIC HEARING:

Motion to approve by P. Fiasconaro, seconded by E. Beer. All in favor, motion carried.

APPROVAL OF MINUTES 11.10.22 REGULAR MEETING:

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

CITIZENS HAVING NEW BUSINESS: None

OLD 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: No further discussion

NEW BUSINESS

A. POCD Implementation Strategy – Route 6 Rezoning:

Discussion was held regarding POCD Strategy to rezone the western Route 6 Corridor (current Business District is from the center of Route 6, 500 ft. in either direction with some properties falling within 2 or 3 districts). The strategy would consider changing the Business District so that any property that fronts Route 6 would be part of the Business Zone with the line going to the back of the property (someone is interested in taking advantage of this proposed change for a business). Residential properties would

remain residential (pre-existing non-conforming use). A Public Hearing would be needed for a zone change (will discuss further at the next meeting and set a date for a Public Hearing).

CORRESPONDENCE:

Received finalized Bylaws from Helen Weingart.

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:

- One Zoning Permit was issued for proposed shed reconstruction.
- D. Dubitsky asked about the canopy lights at the old Zlotnick's (waiting for rebranding plan).

ITEMS PRO RE NATA

D. Dubitsky asked about any outstanding zoning regulation changes (there are some revisions (Fee Schedule, Home Business for Auto Repair) that need a Public Hearing - will present at the next meeting) and suggested the Commission consider reviewing subdivision regulations.

ADJOURNMENT:

Motion to adjourn (8:20 PM) by E. Beer, seconded by R. Godaire. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott