

The meeting was called to order at 7:05 PM.

MEMBERS PRESENT: Vice-Chair Ken Fortier, Randy Godaire, Dave Garceau, Eric Beer, Alternate Peter Haines, Alternate Dan Pearce.

MEMBERS ABSENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Alternate Bill Ireland.

ALTERNATES SEATED: Dan Pearce seated for Pete Fiasconaro.

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

APPROVAL OF MINUTES 12.08.22 REGULAR MEETING:

Motion to approve by E. Beer, seconded by D. Pearce. Motion carried with abstention by K. Fortier.

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:

ZEO J. Gigliotti addressed the Commission on the Public Hearing that was just closed (2nd hearing held due to receiving survey from the applicant). All concerns have been addressed with the survey (property and access with right-of-way easement specifically match the deed, identifies property corners and parking spaces, current and in the applicant's name). The Board must either take action (at the deadline) or ask the applicant for an extension.

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

NEW BUSINESS: None

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:

- No permits issued.
- Certificate of Compliance issued for SFR on South Bear Hill Road.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (7:33 PM) by E. Beer, seconded by D. Pearce. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott