

The meeting was called to order at 7:06 PM.

**MEMBERS PRESENT:** Chair Doug Dubitsky, Vice-Chair Ken Fortier, Pete Fiasconaro, Helen Weingart, Randy Godaire, Dave Garceau, Eric Beer, Alternate Dan Pearce.

**MEMBERS ABSENT:** Alternate Peter Haines, Alternate Bill Ireland.

**ALTERNATES SEATED:** None

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

**APPROVAL OF MINUTES 09.14.23 SPECIAL MEETING:**

***Motion to approve by P. Fiasconaro, seconded by R. Godaire. Motion carried with abstentions by K. Fortier and D. Garceau.***

**APPROVAL OF MINUTES 09.14.23 REGULAR MEETING:**

***Motion to approve by P. Fiasconaro, seconded by R. Godaire. Motion carried with abstentions by K. Fortier, D. Garceau, and E. Beer.***

**CITIZENS HAVING NEW BUSINESS:**

First Selectman Juan Roman updated the Commission on a safety issue with a stone wall on 14 Park Drive that extends into the road. Access to the road for fire apparatus could be difficult with snow (contacted the Fire Marshal). The Town is responsible for safe passage for its citizens (news media is involved).

- ZEO J. Gigliotti reported that the stone wall is not a zoning issue unless a condition of approval, would be a civil matter if a boundary issue, would be a town issue if town-owned road (private road – not town owned or maintained). Title work found no clear owner of the road with deeds making reference as a private road. (limited access could be an emergency issue).
- D. Garceau asked about liability and suggested contacting the Town Attorney (Fire Marshal would determine).
- K. Fortier asked what the owner of the rock wall says about the issue (not able to reach the owner– will pursue further).

**OLD BUSINESS:** None

**NEW BUSINESS**

**A. Fiscal Year 2022-2023 PZC Annual Report:**

J. Gigliotti presented FY 2022-2023 Annual Report that informs the Town of business conducted.

***Motion to approve FY 2022-2023 PZC Annual Report, by E. Beer, seconded by P. Fiasconaro. All in favor, motion carried.***

**B. 2024 PZC Meeting Schedule:**

J. Gigliotti presented 2024 Meeting Schedule (no conflicts with holidays). The PZC meets the 2<sup>nd</sup> Thursday of the month at 7pm at the Town Hall unless noticed otherwise.

***Motion to approve 2024 PZC Meeting Schedule, by E. Beer, seconded by D. Garceau. All in favor, motion carried.***

**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:

3 Permits issued (SFR rebuild on Halls Pond Road, change of use to retail with new signage on Willimantic Road, new SFR on South Bear Hill Road).

- Marcy Road – The property remains non-compliant with accrued fines totaling \$5,340 (none paid to date). D. Dubitsky suggested moving forward to enforce with a judgement.

***Motion to send a letter to the Board of Selectmen advising to move forward with legal action on accrued fines for 80 Marcy Road, by E. Beer, seconded by R. Godaire. All in favor, motion carried.***

- 261 Bedlam Road – One written and several verbal complaints received about a campground on the property. The group leasing the property continues doing business with plans to submit application for a zoning regulation change (nothing received to date) and continues to advertise on Hipcamp and Airbnb (said they would remove the link or the ability to book). R. Godaire asked what they have for water, septic and power (inspected by Eastern Highland Health District with no issues found, no permits issued for temporary power). D. Dubitsky noted the group was told previously there is nothing in the zoning regulations that allows it and suggested a cease and desist order.

***Motion to issue cease and desist order at 261 Bedlam Road, by E. Beer, seconded by K. Fortier. All in favor, motion carried.***

- Revised Zoning Map Draft – add missing street names, correct signature line to Zoning Commission Chair.

**ITEMS PRO RE NATA:**

P. Fiasconaro reported that Eversource will be doing inspections on their lines (notice sent to adjacent landowners).

**ADJOURNMENT:**

***Motion to adjourn (8:53 PM) by E. Beer, seconded by R. Godaire. All in favor, motion carried.***

Respectfully submitted by,  
Recording Clerk Kathleen Scott