

Chair Doug Dubitsky called the meeting to order at 7:05 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire, Alternate Bob Dubos.

MEMBERS ABSENT: Dave Garceau, Eric Beer, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Bob Dubos seated for Eric Beer.

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

APPROVAL OF MINUTES 07.11.24 PUBLIC HEARING:

Motion to approve by P. Fiasconaro, seconded by R. Godaire and carried with abstention by H. Weingart.

APPROVAL OF MINUTES 07.11.24 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by B. Dubos and carried with abstention by H. Weingart.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. 80 Marcy Road:

ZEO J. Gigliotti presented pictures from May, July, and September of progress for Marcy Rd. with vast improvement. Work continues with plenty more to do (lot of big stuff is gone, dealing with harder to get rid of smaller stuff including tires). A new unregistered vehicle was noticed on the property (Civic purchased for owner's son for transportation – owner Joan MacClure commented that the car is technically registered).

NEW BUSINESS:

A. Discussion on Subdivision Regulations:

J. Gigliotti noted the current Subdivision Regulations are very well written for larger lots (20-30). Most of the applications that have come in are for smaller lots (1-3) usually with a family component (would like to revisit to make more applicable for smaller developments). D. Dubitsky suggested leaving most of the regulation intact and create section B for smaller subdivisions (Doug and Jay will work on and look at other towns). B. Dubos asked if NECCOG could put it together (Commission does the work, can consult with NECCOG).

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

Renewal application for Dogcare Facility (successful showing dogs) submitted with fee paid (inspected and clean, no complaints received).

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

CORRESPONDENCE:

A. Bestway ZBA Application Correspondence:

Correspondence sent to ZBA Chair Bill Rose who reached out for history of regulation for signs - applicant Bestway Gas Station asking for variance for bigger sign for another business and blinking sign (Pete expressed concerns with ZBA approving the variance).

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 – new SFR w/accessory apartment on South Bear Hill Rd., deck on York Rd., lot line revision on England Rd.

ITEMS PRO RE NATA:

D. Dubitsky reported on state statute 8.3j that requires the 1st Selectman to certify that regulations are in compliance for Family Childcare Homes & Group Childcare Homes treated the same way as all single-family residences (in compliance - Chaplin Regulations allow daycare centers for 6 or fewer children as of right in all districts).

ADJOURNMENT:

Motion to adjourn (8:21 PM) by B. Dubos, seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott