

Chair Doug Dubitsky called the meeting to order at 7:02 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Helen Weingart, Randy Godaire, Dave Garceau, Alternate Bob Dubos.

MEMBERS ABSENT: Pete Fiasconaro, Eric Beer, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Bob Dubos seated for Pete Fiasconaro.

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

APPROVAL OF MINUTES 01.09.25 REGULAR MEETING:

Motion by D. Garceau, second by R. Godaire. Motion carried with abstentions by K. Fortier, B. Dubois, H. Weingart.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. 80 Marcy Road:

ZEO presented photos taken today with no change (ask owner to attend March meeting to discuss fines).

NEW BUSINESS:

D. Garceau rented out space in his office building for new business – Psychic Readings (tenant will contact ZEO).

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at Town Hall. Items requiring direction/action as follows: 1 Zoning Permit (run in with tack room on Singleton Rd); 1 Zoning Compliance (new SFR on Phoenixville Rd).

ITEMS PRO RE NATA:

D. Dubitsky presented proposed legislation (fighting all of them):

- Hard push for affordable housing that would significantly impact small towns allowing apartment buildings as of right with no parking (would have to park on the street).
- Proposal for enormous septic systems that would allow 14 units per acre (change to requirements).
- Change in way appeals handled (allows only abutting property owners to the project standing to appeal).
- Pushing hard for transient oriented development to allow much higher density within ½ mile radius of every bus station, train station, bus depot (can opt out - may be deprioritized for state funding).
- Proposal to send money to COGs to take over chunk of PCZ responsibilities (want housing applications handled administratively – not through PZC).
- Proposal to beef up training (add Wetlands Commission, especially for PZC on affordable housing built to be deed restricted).

H. Weingart congratulated D. Dubitsky on COST Town Crier Award.

ADJOURNMENT:

Motion to adjourn (8:00 PM) by R. Godaire, seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by.
Recording Clerk Kathleen Scott