

**Town of Willington
Planning and Zoning Commission
Meeting Minutes – April 18th – 7:30 PM**

This hybrid meeting was held at Willington Town Hall (40 Old Farms Rd) and via Zoom

A. Call to Order

W. Parsell called the meeting to order at 7: 30 pm.

B. Roll Call/ Seating of Alternates

Walter Parsell

Andy Marco

Rebecca Sinosky

Bob Shabot (7:35pm)

Michael Johansen (Alternate)

Bill Bunnell (Alternate)

Also Present

Michael D’Amato – Land Use Agent

C. Applications for Receipt

D. Public Hearing

E. New Business

1. PZ-23-8: Special Permit Renewal Section 15, Excavation, Sand & Gravel. 0 River Rd. (MBL 025-002-00)
Owner: Desiato Sand and Gravel Corp. Applicant: L.Forgione.

L.Forgione spoke as the applicant and gave a brief overview of the operation on the property to date. She indicated that in the last year they have excavated approximately 1,500 cubic yards of material. She stated that they currently have approximately 2 acres open and active and they typically perform the reclamation activities as they go. She further stated that this year she expects the activity to be the same as they were currently more actively focusing on the location they have in Windham.

W.Parsell clarified that the intention was that for the foreseeable future activity on the property would remain relatively light.

M.D’Amato indicated that a resident did reach out to the Land Use Department with questions about the operation and what was allowed on the property. He stated that he had clarified that this was predominantly an export operation, but that reclamation was required. There were questions pertaining to material processing that may be happening on the property.

L.Forgione clarified that they do not perform any processing on the property but that a tenant on the property had been storing material and equipment on the property previously while they were involved with the construction of the Loves Travel Stop but they were in the process of closing out the lease with that entity. She further clarified that they are not currently taking fill for the property but that if they were to in the future as part of their reclamation, they would not accept any fill material unless it was tested prior to coming onto the property.

A.Marco made a motion to approve PZ 23-8,Special Permit renewal for Section 15, Excavation, Sand & Gravel. 0 River Rd. (MBL 025-002-00) Owner: Desiato Sand and Gravel Corp. Applicant: L.Forgione. Second by W.Parsell.

All in Favor, motion passes.

2. Bond Reduction: 3 Polster Rd, Loves Travel Stop & Country Store

M.D'Amato indicated that the Town was still waiting to confirm that the catch basins on Polster Rd had been cleaned as required and asked the Commission to delay any action on the bond release until the May 2 meeting.

F. Unfinished Business

1. Review of Draft Affordable Housing Plan

The Commission members held a general discussion about the status of the Plan and what the next steps would be. The Commission agreed to review the Plan and be prepared to discuss any question or comments they had about the draft at the May 2 meeting.

G. Approval of Minutes

1. April 4, 2023

R.Sinosky made a motion to approve the 4/4/23 minutes with he correction of M.Johansen's name, second by B.Shabot.

All in Favor. Motion Passes

H. Correspondence

None

I. Public Participation (For items not on agenda)

None

J. Staff Report/Discussion

1. PZC Bylaws

M.D'Amato indicated that he had provided the Bylaws to Halloran Sage for their review and that overall, their comments were minor. He indicated that he would be providing a copy to the Town Clerk and then the Commission could consider a final copy for adoption.

K. Adjournment

Meeting adjourned at 8:03 PM.

Respectfully Submitted,
Michael D'Amato
Land Use Agent