

**Planning and Zoning Commission**  
**April 5, 2022 – 7:00 PM**  
**Special Meeting Agenda**  
**Note: This meeting was held online**

**A. Call to Order**

W.Parsell called the meeting to order at 7:07 pm

**B. Roll Call/ Seating of Alternates**

Joe Hall  
Bob Shabot  
Walter Parsell  
Rebeca Sinosky  
John Tehan

**Also Present**

Mike D'Amato - Land Use Agent  
Rachael Burstein - Tyche Planning & Policy Group  
Chris Roberts - Assistant Land Use Agent

**C. Presentation/Discussion of Affordable Housing Recommendations (7:00-7:30pm)**

M. D'Amato explained that this was a continuation of a discussion of potential recommendations to include in the affordable housing plan.

R. Burstein presented the different recommendations. She shared the first recommendation which was to create a municipal webpage with info regarding affordable housing resources. She presented an example of a website from the Town of Salisbury with information on affordable housing. R. Burstein explained the second recommendation of reducing or eliminating the minimum lot size in favor of soil-based zoning and eliminating arbitrary minimum building/dwelling sizes in favor of Public Health and Building Codes. She explained the third recommendation of allowing for middle density housing as of right in targeted areas. She presented examples of this. R. Burstein explained the fourth recommendation which was creating zoning regulations for cottage clusters, incentivizing starter houses, and pocket neighborhoods.

W. Parsell asked what the square footage would be like in a neighborhood of this nature.

R. Burstein answered that ones she has seen have been about 1000 square feet.

B. Shabot questioned how this would work in a town like Willington with the need for space in between well and septic systems.

R. Burstein noted that lots of them use shared systems.

M. D'Amato noted that this trend was becoming increasingly popular.

W. Parsell asked M. D'Amato if this could be applied in town.

M. D'Amato replied that some GIS analysis would have to be done to find suitable parcels, and then write regulations to site these types of developments.

R. Burstein explained the fifth recommendation which was to promote accessory dwelling units and allowing ADUs as of right in

She explained the sixth recommendation to implement “inclusionary zoning” on developments over a certain size. She explained what inclusionary zoning meant and gave examples from other towns. She explained the seventh recommendation of promoting different financing support options throughout the real estate community. The eighth recommendation R. Burstein explained was to pursue partnerships with nonprofit organizations or senior community developers.

#### **D. Applications to be Received**

None

#### **E. Public Hearing (Not to begin prior to 7:30pm)**

1. PZ-22-7: Zone Change from R80 to DC (Designed Commercial) 25 Mihaliak Road Owner: CLB

Willington LLC Applicant: William Clark

The property owner Chris Barr explained that he was still seeking to obtain a zone change and that information regarding the minimum lot size for the DC zone brought up in the last meeting during the public hearing was incorrect.

M. D’Amato clarified that this and that the parcel in question would meet the requirements. M. D’Amato showed the commissions suggested conditions of approval.

W. Parsell asked the commissions opinion. The commission was good with the proposed zone change. W. Parsell opened the meeting up to public comment. No comment from the public.

W. Parsell motioned to close the public hearing. B. Shabot Seconded. **All in Favor. Motion Passed.**

#### **F. New Business**

#### **G. Unfinished Business**

1. PZ-22-5: Amend Special Permit for addition to existing bottling structure 136 Pinney Hill Rd Owner: Cassells Patricia ET AL Applicant: Sean Cassells.

#### **MOTION TO APPROVE:**

**PZ-22-5: Amend Special Permit for addition to existing bottling structure 136 Pinney Hill Rd Owner: Cassells Patricia ET AL Applicant: Sean Cassells**

*This approval is granted subject to conformance with the application materials (as may be modified by the Commission and this approval) and the following conditions and/or modifications.*

#### **Conditions:**

1. Any changes to the location or increases in size of the proposed addition shall require review by the Commission.
2. Any change in the use of the proposed addition beyond warehouse, storage or office space will require a modification of this Special Permit.
3. The addition’s façade shall be consistent with the existing building.
4. Any exterior building or site lighting shall be full cutoff fixtures and not project light beyond the property line.
5. Following completion of the addition and to the extent practical, a portion of the semi-trailers currently being utilized for storage should be removed.

6. Prior to the issuance of a permit, a copy of this Special Permit shall be filed in the Town Clerk's Office.
7. Reference is hereby made to a previously approved and valid Inland Wetland & Watercourses Commission permit # IW2016-2.

**Motion made by J.Tehan, W. Parsell Seconded. All in Favor. Motion Passed.**

2. PZ-22-7: Zone Change from R80 to DC (Designed Commercial) 25 Mihaliak Road Owner: CLB Willington LLC Applicant: William Clark

**MOTION TO APPROVE:**

**PZ-22-7: Zone Change from R80 to DC (Designed Commercial) 25 Mihaliak Road Owner: CLB Willington LLC Applicant: William Clark**

*This approval is granted subject to conformance with the application materials (as may be modified by the Commission and this approval) and the following conditions and/or modifications.*

**Findings:**

1. The pre-existing non-conforming use of this property was established prior to the adoption of Zoning in Willington.
2. The previous expansion of the DC Zone to 3 Polster Rd and the extension of the zone limits to include 25 Mihaliak Rd will bring the total area for this portion of the DC zone to 50.496AC

**Conditions:**

1. All future use (existing or proposed) shall be subject to the standards established for the Designed Commercial Zone.
2. A copy of this approval shall be filed in the Town Clerk's Office within 90 days of the expiration of the appeal period.

**Motion made my R.Sinosky, second by J.Tehan. All in favor, motion passes.**

3. PZ-22-4: Proposed Zoning Regulation Section 12.5: (new) Strategic Development Zone (SDZ) Applicant: Planning and Zoning Commission

M. D'Amato explained that the final version has been updated to address concern about fire suppression. He noted that there weren't any more comments on the content of the new regulation, and that the structure and format would be matched to the current regulations.

**MOTION TO APPROVE**

**PZ-22-4: Proposed Zoning Regulation Section 12.5: (new) Strategic Development Zone (SDZ) Applicant: Planning and Zoning Commission**

**Findings:**

1. The proposed Regulation is consistent with Section 8 of the POCD.

**Motion made by B. Shabot, W. Parsell seconded. All in Favor. Motioned Passed.**

## **H. Approval of Minutes**

1. March 1, 2022

J. Tehan moved to approve the minutes of March 1<sup>st</sup>, 2022. B. Shabot seconded. **R. Sinosky Abstained. All others in Favor. Motion Passed.**

2. March 15, 2022

J. Tehan motioned to approve the minutes of March 15<sup>th</sup>, 2022. B. Shabot seconded.

## **I. Correspondence**

### **J. Public Comment:**

The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here nor can any comments be made about any items on the agenda

### **K. Staff Report/Discussion.**

1. Cannabis Establishment Regulations Discussion

M. D'Amato explained that he drafted a framework of regulations for how the town can deal with Cannabis related uses. He shared the draft and the Commission had a brief discussion on the proposed language and how these uses can be regulated. The Commission indicated that staff should refer the language to CRCOG so that a public hearing could be held so the Commission could hear from residents on the topic.

## **L. Adjournment**

W. Parsell adjourned the meeting at 8:21 pm.