

Planning and Zoning Commission
February 16, 2021 – 7:30 PM
Meeting Minutes

Please Note: This meeting was held online

Members Present:

Walter Parsell
Doug Roberts
Andrew Marco
Bob Shabbot
Laure Semprebon

Other Members Present:

Michael D'Amato – Zoning Agent
Ashley Stephens – Assistant Zoning Agent

W. Parsell called the meeting to order at 7: 32 pm.

C. Public Hearing:

1. PZ-21-2 Application for Home Occupation to sell handcrafted and homegrown goods at 18 Old Cemetery Rd (Map 28 Lot 22C) Owner/Applicant: Renee Horne D.

W. Parsell opened the public hearing.

R. Horne stated she is looking to use the finished space attached to the barn to sell hand crafted goods like wreaths, florals, home décor, etc, as well as produce grown at the house.

W. Parsell asked how much volume are you expecting to do?

R. Horne stated the shop is about 300 square feet. The hope is to average 5-7 customers throughout the day, with split hours in the morning and afternoon.

B. Shabbot asked if the applicant would be a part of the artist home studio tour?

R. Horne stated she has never heard of it and just moved here but would be interested in it in the future.

L. Semprebon asked if there is a lot of parking.

R. Horne stated there are 3 available spots and she is on a dead-end road with more parking available at the end.

W. Parsell made a motion to close the public hearing. B. Shabbot seconded the motion. All in favor.

New Business:

1. PZ-21-2 Application for Home Occupation to sell handcrafted and homegrown goods at 18 Old Cemetery Rd (Map 28 Lot 22C) Owner/Applicant: Renee Horne

A.Marco made a motion to approve **PZ-21-2 Application for Home Occupation to sell handcrafted and homegrown goods at 18 Old Cemetery Rd (Map 28 Lot 22C) Owner/Applicant: Renee Horne**

B. Shabbot seconded the motion. All in favor.

2. PZ-21-4 Special Permit 11 Phelps Way Section 19.07.02.04 Applicant: Greg Bristow Owner: BTV Realty of Willington LLC to be received.

M. D'Amato stated they are working on a uniformed sign plan, so they will be heard at the following meeting. It is being received and there is a hearing at the next meeting.

E. Unfinished Business:

N/A

F. Approval of Minutes:

Minutes are tabled for the next meeting.

G. Correspondence

N/A

H. 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.

N/A

I. Staff Report/Discussion

1. South Willington Village Regulations Update

M. D'Amato stated we presented the regulations at the last meeting. There was a study done in 2015 for the area, and we are going through the design criteria from that study to incorporate what we can and make revisions to the regulations. Once we get all of that done, we will come back with a draft for you and refer it to CRCOG and have some members of the CDC come to talk with the commission on what they came up with.

2. Section 7 Public Hearing Date Update

M. D'Amato stated we scheduled the public hearing for the first meeting in march, and it was referred to CRCOG. We were unable to get the advertisement via Facebook because we couldn't turn the comments off, but there is a page on the PZC page on our

website for residents to submit feedback and we can track the stats once they all come in.

J. Adjournment

W. Parsell adjourned the meeting at 8 pm.

Respectfully Submitted,

Ashley Stephens