

**Town of Willington
Planning and Zoning Commission
Meeting Minutes – June 6th – 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
John Tehan (virtual)
Bob Shabot
Doug Roberts
Joe Hall (virtual)
Andy Marco
Michael Johansen (Seated for R.Sinosky)

Also Present

Michael D’Amato – Land Use Agent

C. Applications for Receipt

D. Public Hearing

1. Willington Affordable Housing Plan Listening Session

M.D’Amato gave an overview of the Affordable Housing Plan process to date and indicated that prior to adopting this Plan, which was required by Statute the Commission had intended to hold this listening session to get any feedback from members of the public.

W.Parsell then solicited any thoughts of feedback from members of the public in attendance at the meeting:

M.Clark of Burt Latham Rd spoke to the Plan and the amount of Affordable Housing already in Willington and the overall income levels of current Willington residents. He also indicated that he felt it was important to expand low housing options for seniors.

J.Marshall of Fisher Hill Rd stated that he felt the plan was thorough and comprehensive. He further stated that he did have some concerns with moving to a soils-based zoning approach. He indicated that the idea could have merit but that it would all come down to implementation. He suggested that leaving something completely open ended could have unintended consequences.

W.Parsell made a motion to close the public hearing for the Affordable Housing Plan, second by B.Shabot.

All in Favor, motion passes.

E. New Business

1. PZ-23-9: Special Permit Renewal Sec 15, Excavation, Sand & Gravel. 66 Navratil Rd.

Applicant/Owner: Wayne Williams:

W.Williams gave an update to the Commission and indicated that since their last approval, there had been no changes. Other than performing maintenance to keep the driveway open, there had been no activity on the site. He further indicated that there was still material on the property that could be removed, which was the purpose for keeping the permit active.

There were no further questions by the Commission. M.D'Amato clarified that this request was for a 1-year renewal.

W.Parsell made a motion to approve PZ-23-9 for a period of 1 year. Second by D. Roberts

All in Favor, motion passes.

2. Informal Discussion: 19 Cemetary Rd Temporary Event:

M. D'Amato indicated that the property owner would be at the next meeting to discuss this request with the Commission.

3. Informal Discussion: Energy Storage Project, KCE CT 5 LLC, Village Hill Rd.

L.Rippeon and P.Williamson from Key Capture Energy where in attendance at the meeting to present this project to the Commission. It was outlined to the Commission that this was a battery storage project that was planned for a parcel on the Stafford town line on Village Hill Rd. The project falls within the jurisdiction of the CT Siting Council and as such, while there would be no local permitting required it was important for the Commission to be informed about the project. The Commission held a general discussion with the presenters about the project scope, timeline and purpose. It was stated that the application to the CT Siting Council was expected to be made within the next few weeks and that the approval process would take several months. All of the information subject to the application would be available online via the CT Siting Council once the application was made.

4. Outdoor Dining Regulations:

M.D'Amato stated that in accordance with PA 21-29, the Commission was required to allow outdoor dining as of right, without the need for a public hearing or special permit for all food service establishments. He prepared a memo with suggested draft language for the Commission to consider in accordance with this Public Act.

The Commission reviewed the draft language and held a discussion about the criteria and potential issues that could come up and concerns they had associated with noise to adjacent property, parking issues, fire/building access, trash etc.

The Commission agreed that M.D'Amato should further revise the proposed language to address the discussion held and some of the concerns raised and that updates would be reviewed at a subsequent meeting.

F. Unfinished Business

None

G. Approval of Minutes

1. April 18, 2023

W.Parsell made a motion to approve the 4-18-23 Minutes. Second by A.Marco.

All in Favor with J.Tehan and B.Shabot abstaining.

2. May 2, 2023

D.Roberts made a motion to approve the 5-2-23 Minutes. Second by A.Marco.

All in Favor with J.Hall abstaining.

H. Correspondence

M.D'Amato stated the CRCOG comment letters pertaining to text amendments from other CRCOG Region Town had been received.

A proposal currently before the legislature that would prohibit warehouse and/or distribution facilities in excess of 100,000 square feet from locating in towns with a population between 6,000 and 8,000 if the parcel was not at least 150AC, had more than 5AC of wetlands and was not at least 2 miles from a school. It was explained that this was being driven by a large warehouse development that was currently proposed within the Town of Middlebury, CT.

I. Public Participation (For items not on agenda)

None

J. Staff Report/Discussion

1. EDC Strategic Plan

Interim Chairman M.Clark from the Economic Development Commission was present to discuss the Plan with the Commission. He stated the importance of the PZC's involvement in the Plan given that the Zoning Regulations are responsible for the implementation of any major project. The purpose of this Plan will be to look at where Willington is as a Town and evaluate the projected grand list growth across multiple development scenarios to gain a better understanding of the Town's future. This plan will evaluate how to achieve these outcomes by building consensus around recommendations that the Town will be in support of. He stated that the EDC hoped to have bids reviewed and a consultant selected by early Fall.

K. Adjournment

Meeting adjourned at 8:49 PM.

Respectfully Submitted,
Michael D'Amato
Land Use Agent