

Planning and Zoning Commission

October 19, 2021 – Meeting Minutes

A. Call to Order

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

B. Members Present:

Walter Parsell

Andrew Marco

Doug Roberts

John Tehans

Laurie Semprebon *seated for Bob Shabot*

C. Applications to be Received

None

D. Public Hearing

None

E. New Business

- a. 8-24 Review:** Town of Willington easement to allow the construction of a septic system on Town Green.

M. D'Amato gave an overview of the plan from the First Selectman's Office to install a new septic system for the old town hall. He explained that the town is in the process of obtaining necessary approvals for the installation of a septic system. He explained that the property doesn't have enough space to install the septic system, therefore it must be installed on the town green. The department of public health requires the town to provide an easement for this, therefore requiring an 8-24 review by the commission.

M. D'Amato stated that a plan is not yet available for the septic system because the town is still in the process of gaining necessary approvals, but the general idea is that the septic system would have to be run under the road and under the town green.

L. Semprebon questioned if the septic system would affect the size of vehicles that can utilize the roadway.

M. D'Amato explained that he does not believe that to be the case as the easement does not put forth any restrictions.

W. Parsell reiterated that the reason for the easement is because there is no room on the old town hall property.

M. D'Amato confirmed stating that there is no place to fit a septic system on the old town hall property that complies with State public Health Code.

L. Semprebon pointed out that this will be an expensive process.

M. D'Amato explained that the source of funding for this project is not yet known. He illustrates to the commission using the town GIS system what the general idea for the plan, but reiterates that there is not yet a final plan available.

L. Semprebon questioned whether or not it will affect the use of the space as a town green, and points out there will have to be an area used for pumping the septic system.

M. D'Amato stated that he doesn't believe it will affect the use of the space as a town green, but might affect the ability of users to park cars on the green, and explains that once the system is installed it won't be visible.

L. Semprebon suggested that there should be some sort of markings or signage to indicate to users where the septic system is so that cars don't park on it.

M. D'Amato stated that he will suggest this to the town on behalf of the commission.

W. Parsell questions the ability of the commission to complete an 8-24 review without seeing the plan.

M' D'Amato states that he will work to get the commission a plan if they want to hold off on the review until the next meeting.

L. Semprebon points out that the next meeting will be cancelled due to Election Day and states she would be hesitant to vote without seeing a plan first.

M. D'Amato suggests holding off until later in the meeting and states he will try to get a plan by the end of the meeting.

R. Tulis of 47 Village Hill Road, suggested that the septic system could be put under the road and that the green would serve as just a leeching field for the system. He questioned if the Boy Scout Hall has a bathroom, and if it makes sense to accommodate both buildings with the proposed septic system.

L. Semprebon stated that she does not believe that the town should be involved with a private organization (the Boy Scouts).

R. Tulis concurred but suggested that the Boy Scout Hall might have room for the proposed septic system.

L. Semprebon questions where the location of the well is for the old town hall.

M. D'Amato referenced a well drilling permit from 1999 and explains where the well is located.

W. Parsell asked where the existing leeching field is for the old town hall.

M. D'Amato provides site plans and well drilling reports from the old town hall to illustrate the location of the existing well and septic system.

The Members discussed the fact that the Boy Scout Hall is owned by the town and co-owned by the Boy Scouts of America, as well the practicality of linking the Boy Scout Hall to the septic system.

W. Parsell asked for clarification on the commission's authority on an 8-24 review.

M. D'Amato clarified that purpose of the 8-24 review is to make sure a project is not in conflict with the town's Plan of Conservation and Development.

W. Parsell suggested moving on to the next item on the agenda and coming back to the matter later in the meeting.

Following unfinished business the commission came back to the issue of the 8-24 review, still lacking a plan to review.

The commission discussed not being comfortable voting without seeing a plan first and holding off the 8-24 review until the next meeting. Concerns arose of when the next meeting would take place.

A. Marco stated that the commission has 35 days after the proposal to make a decision, and the commission discussed their thoughts on the proposal and decision to wait until the next meeting.

L. Semprebon asked if an engineered septic was considered.

M. D'Amato stated he would follow up with the town to get more information.

No Action was taken on this item

F. Unfinished Business

a. PZ-21-15: One Lot Resubdivision 32 Hancock Rd, Applicant: Russ Heintz

W. Parsell asks what is needed from the applicant.

M. D'Amato states that the applicant submitted a revised plan as well as an appraisal report in order to determine the fee in lieu of open space.

M. D'Amato asked the applicant to walk the commission through his revised plan.

R. Heintz explained to the commission the changes he made to his plans. First, he explained that he moved the well to the center of the property in accordance with the town engineer's requests. He added the bearing and distance to the new lot line down the middle of the property, as well as the silt fence, and the signature block. The applicant stated he had copies of signed and sealed plans that he will get to the town. He explained updates and changes he made to the datum for the maps and stated that soil testing was done on the property. The applicant concluded his presentation by stating that he believed he is in compliance.

M. D'Amato pointed out that the applicant forgot a driveway detail, and stated it would be added as a condition.

L. Semprebon asked if there was open space included when the original subdivision was added.

M. D'Amato clarified that it does not pertain to these parcels as they are not previously part of a subdivision.

M. D'Amato shared a proposed Motion to Approve for the Commission to consider.

W. Parsell puts forth a motion to approve, seconded by J. Tehans as proposed:

PZ 21-15: One Lot Subdivision at 32 Hancock Road, Applicant Russ Heintz, subject to the following conditions:

1. A copy of the approval certificate shall be incorporated into the final plans prior to the development of the final set of mylars.
2. A driveway detail shall be added to the final plan prior to the development of mylars.

3. An open space fee in the amount of \$ 3,900 shall be paid prior to the sale of any lots and the note shall be revised on the plans to include the open space fee amount.

All in favor, motion carries.

G. Approval of Minutes

- a. October 5, 2021

L. Semprebon motioned to approve minutes from October 5th 2021. Seconded by D. Roberts

All in Favor Motion Carries

L. Semprebon Motioned to add approval of September 21, 2021 Minutes.

All in Favor, Motion Carries.

W. Parsell motioned to approve minutes from September 21, 2021. Seconded by A. Marco

All in Favor, Motion Carries.

H. Correspondence

None

I. Public Comment

None

J. Staff Report/Discussion

- a. Review of Affordable Housing Plan Project Components

M. D'Amato presented a brief outline of the affordable Housing plan and discussed what the plan will entail. He gave examples of affordable housing in Willington and defined "Affordable Housing" for the commission.

K. Adjournment

W. Parsell adjourned the meeting at 8:16pm.