

Planning and Zoning
40 Old Farms Road Willington, CT 06279
May 7, 2019
7:30 PM
Meeting Minutes

Roll Call

Members Present:

Walter Parsell – Chairman
Doug Roberts – Vice-Chairman
Andy Marco – Secretary
Joe Lucia
Randy Belair
Joe Hall

Members Absent:

Donald Courtois - Alternate

Also Present:

Mike D'Amato – Zoning Agent

Regular Meeting

New Business

PZC-19-4 Special Permit & Site Plan renewal at 66 Navratil Road Owner/Applicant: Wayne Williams

Mr. Williams presented maps to the Commission. He said the site has been there for the last 50 years and although it is not currently in use, he would like to keep it as a gravel bank. The Commission looked at the pictures submitted of the 35 acre site. Mr. Williams said the last time they pulled anything out of the stockpiles was a couple years ago.

M. D'Amato said the wetlands were delineated when it first came in for approval. He added that there have not been any changes and no complaints have been filed.

A. Marco motioned to approve PZC-19-14. W. Parsell seconded. All in favor.

Old Business

Farming Regulation Informal Discussion

M. D'Amato gave the Commission the latest version of the Farming Regulations and went over the recent adjustments. He suggested they start the process formally. The Commission reviewed the regulations. J. Hall said he does not believe they are too restrictive and the end product was to cover all properties in town.

**W. Parsell motioned to bring the proposed regulations forward as a formal application.
R. Belair seconded. All in favor.**

Minutes

D. Roberts motioned to approve the minutes of April 2, 2019. J. Lucia seconded. All in favor.

Correspondence

- State of CT Application Notification from DEEP for General Permit for Water Resource Construction Activities

Public Comment

Nothing at this time.

Staff Report

Burial of Construction Debris in Residential Zones

M. D'Amato submitted a memo from Emily Perko on Burying of Construction Material. Town of Willington's zoning regulations currently do not prohibit this activity. E. Perko reviewed the regulations and ordinances of surrounding towns and was only able to find one that regulated burying of construction material on private property. Bolton's prohibited use section includes dumping of any material other than earth, grass clippings, leaves, ashes, cinders or other materials necessary for grading purposes.

M. D'Amato said Bolton does not regulate to a level the Commission is looking for and DEEP does not regulate construction debris. He said bulky waste and solid waste regulate differently and DEEP only regulates solid waste. He will get more information on DEEP's definitions of waste.

R. Belair said he has concerns on disclosure when a property sells. M. D'Amato said it could be more of a notification and said they could possibly add the question to ViewPermit.

A discussion was held on debris buried near a septic, leech field and on smaller parcels. A discussion was held on a homeowners finding buried foundations when adding an addition, etc. and A. Marco said it's no different than hitting rock or ledge. A discussion was held on requiring the homeowner to break up the foundations and W. Parsell said he is sympathetic to costing people more money that are already in a bad situation.

M. D'Amato will look at adding the notification so that it shows when a new buyer comes in to look at a property. He will also reach out to Eastern Highland Health District.

PA 490 Review/Recommendation

M. D'Amato explained that a formal ordinance was never adopted and recommended 5 acres as the minimum requirement. A discussion was held.

A. Marco motioned to submit the following recommendation to the Board of Selectman; a parcel has to be 5 acres or more to qualify for PA 490. D. Roberts seconded the motion. All in favor.

Meeting adjourned at 8:17.

Respectfully Submitted,

Michele Manas

Michele Manas
Recording Clerk