

Town of Willington
Planning and Zoning Commission
Regular Meeting Minutes
September 6, 2022 – 7:30 PM

This hybrid meeting was conducted at Hall Memorial School Gymnasium, 111 River Rd and via Zoom.

A. Call to Order

W. Parsell called the meeting to order at 7:33 PM.

B. Roll Call/ Seating of Alternates

Members Present:

John Tehan
Bob Shabot
Andy Marco
Doug Roberts
Walter Parsell
Joe Hall
Rebecca Sinosky

Also Present:

Michael D’Amato, Zoning Agent
Christopher Roberts, Assistant Land Use Agent
PZC Attorney Richard Roberts, Halloran & Sage
Erika Wiecewski, First Selectwoman

C. Applications for Receipt

D. Public Hearing

a. PZ-22-10: Zone Change Application: R80 to SDZ related to a Zone Change and Concept Plan application per Section 12.15.4(b). 0 River Rd (MBL 34 009-0A, 34 009-0B, 34 009- 0C). Owner: Barnini Circle Associates LLC (1/3) & Perleon LLC (1/3) Alsyd LLC (1/6) Breng LLC 1/6 Applicant: Thomas

Donna Caplet spoke to the need for truckers and the benefits of the proposed facility, including economic development. She stated that state roads would be repaired by the state. She spoke She asked the commission to approve the facility for economic development.

Justin DeMaio thanked the commission for their time. He said that the project was off scale for the town of Willington, and spoke about concerns with the size, environmental impact and lack of a tenant. He noted the amount of people at the meeting and the interest. He said that this proposal didn’t meet the goals of the town’s conservation plan. He stated concerns of traffic studies done. He questioned how the town could allow a project of this size.

Richard Delavergne stated that he was a truck driver and that he was against the proposed project. He spoke to concerns with truck traffic and the damage it could cause. He spoke of concerns with the lack of an applicant.

Janice Vissoe spoke of concerns with water and soil pollution to surrounding households. She spoke to concerns of access for emergency vehicles being blocked by potential truck traffic. She thanked the commission and stated that it was obvious the town didn't want this project.

Kaylee Arnold spoke of the quiet character of Willington. She stated her concerns with the proposed project. She spoke of concerns with declining population. She spoke of concerns with the workforce. She referred to the POCD and pointed out goals regarding conservation. She spoke to concerns with the environment and quality of life in town.

David G Spoke about truck traffic and the economic impacts of the proposed development.

Aaron Bassett stated that this would be right across the street from him. He spoke about the wildlife near the property. He stated concerns with the size of the proposal. He compared the size to other developments. He spoke of concerns with safety concerns related to fire and emergency access. He spoke to concerns with economic issues.

Bill Bunnell spoke of concerns with pollution that would come with the project.

Edith Jemiola thanked the commission and citizens of town. She stated she was opposed to the project. She spoke to concerns with the magnitude of the project. She spoke to concerns with noise, pollution, and traffic.

Steph Summers thanked the commission. She spoke to concerns with the size of the project. She spoke about concerns with the SDZ regulations and process. She felt this proposal wasn't fully communicated with the public. She spoke about concerns with the regional impact. She spoke about the location and concerns with the environmental impact. She spoke of concerns with economic sustainability for the proposed project.

Patrick Lord stated that his comment has no influence on the commission he is on and that he wasn't speaking for the commission he was on. He asked the commission to look at this plan in relation to the town's regulations. He stated that this application was a test of the regulations. He again asked the commission to evaluate how this application fits into the regulations, and to reflect with counsel on this application.

Nicolas Tella spoke of similar development in Plainfield. He spoke of a FOI request he submitted.

Lynda Hotham spoke about a community meeting held by the applicant. She spoke about statistic given in that meeting. She spoke to concerns with emergency access in times of excess traffic. She spoke of the potential tax income. She spoke of concerns with the applicant asking for a tax abatement. She spoke of concerns with town consultants. She stated that the vote should be presented on the referendum.

Charles Viddich stated concerns with the lack of public sewer and water.

Mark Kemp spoke to concerns with kids getting to school on time.

Melissa Miller spoke against the proposed warehouse. She pointed that Amazon is shutting down warehouses and spoke of concerns with similar projects being abandoned. She stated that she was submitting three articles on this issue. She asked the commission to vote no to the zone change.

Ellie Lowell read a letter she wrote to the Planning and Zoning Commission.

James Marshall gave the commission a handout. He stated that he was against the proposal. He stated that a schematic design was not submitted as required by the regulations. He spoke of concerns that the Mobil station parcel was included in the zone change. He stated it doesn't make sense and the lot needs to be unincluded from the zone change. He spoke to concerns with the traffic study. He spoke to appropriateness of the application.

Ralph Tulis stated the towns concern primarily with the scale of the project and the traffic it would create. He spoke about a letter from the conservation commission and the response from the applicant. He stated that we shouldn't have to wait to get answers and more info until the special permit application. He noted concerns with the SDZ regulations, specifically section 12.15, and the applications compliance with it. He asked the commission a question about section 12.15.5 and all sections that follow. He asked a question about facade modulation He asked the commission if they had walked the site or if they planned too. He asked if the commission if they had requested additional information related to 12.15. He spoke to concerns with sightlines and truck traffic. He spoke of concerns with the geology of the parcel. He asked who the applicant was and pointed out that it was stated differently on different documents. He stated that the SDZ regulations specifically section 12.15 is flawed.

Russ Hargrove spoke to concerns with truck traffic. He stated his concern with the lack of an applicant. He spoke of concerns with employment for this potential project. He said this should be put on the ballot.

Ryan Wittenzellner spoke against the project. He suggested the commission look at other towns where similar projects have passed. He spoke of concerns with economic impact, environmental impact and quality of life impact. He stated that there is no benefit to this proposal. He submitted a petition to the PZC.

Allison Truman, she spoke of her hometown of Canterbury CT. She spoke to concerns of economic downfalls that would come with the project.

Jeanne Jackson spoke of concerns with the impacts that would be caused by blasting of this site.

Laura Borricks pointed out that this would not only effect Willington but surrounding towns as well. She stated concerns with traffic and the market for jobs.

Donna Cook read a letter written by her husband.

Bryce Caproni He stated he was opposed to the project. He spoke of concerns with issues such as environmental, traffic, and pollution.

Mary Young spoke of many warehouses in Pennsylvania that were vacant and stated she didn't want to see that in Willington.

Richard Parizek spoke on the issue of water and stormwater and its impact on the sites.

Tom Cody told explained to the commission they were granting extension so that the commission could continue the hearing to the next meeting on 9/20. He provided the commission with a letter stating this.

W. Parsell stated that the public hearing would be continued to the next meeting on September 20th.

E. New Business

a. PZ-22-10: Zone Change Application: R80 to SDZ related to a Zone Change and Concept Plan application per Section 12.15.4(b). 0 River Rd (MBL 34 009-0A, 34 009-0B, 34 009- 0C). Owner: Barnini Circle Associates LLC (1/3) & Perleon LLC (1/3) Alsyd LLC (1/6) Breng LLC 1/6 Applicant: Thomas Cody

No action taken. Public Hearing Continued to 9/20

F. Unfinished Business

G. Approval of Minutes

a. August 16, 2022

J. Tehan Moved to approve the minutes. W. Parsell Seconded. **All in Favor. Motion Passed.**

H. Correspondence

I. Public Participation (for items not listed on the agenda):

Nicolas Tella had concerns with the conduct of the applicant during the public hearing. W. Parsell and A. Marco told him that he could not speak to items on the agenda at this time.

J. Staff Report/Discussion

Mike D'Amato stated that there were additional applications that were submitted after the agenda was published that were to be received.

PZ-22-16 for a Special Permit for the development of a site on Ruby Road MBL: 46/026-00

PZ-22-17 for a Special Permit for cannabis retailer at 11 Phelps Way.

M. D'Amato stated he wasn't sure when those would be set, but likely in October.

K. Adjournment

W. Parsell adjourned the meeting at 10:42 PM.