

**Town of Willington
Planning and Zoning Commission
Regular Meeting Minutes - February 21st 2023**

This 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

Bill Bunnell (Alternate) seated for Doug Roberts
Mike Johansen (Alternate) seated for Joe Hall
Rebecca Sinosky
Bob Shabot
Walter Parsell
John Tehan (Virtual)

Also Present:

Matt Clark – EDC Commissioner
Bill Rankin – EDC Commissioner
Mike D’Amato – Land Use Agent
Chris Roberts – Assistant Land Use Agent
John Guskowski – Economic Development Staff

C. Applications for Receipt

None

D. Public Hearing

None

E. New Business

1. **PZ-23-1** Special Permit Renewal Section 15 Excavation, Sand & Gravel at 180 Tolland Turnpike Applicant: Diane Becker Owner: Holt Mountain LLC

No Discussion--Continued to March 7

2. **PZ-23-2** Special Permit Renewal Section 15 Excavation, Sand & Gravel at 171 Tolland Turnpike Applicant: Diane Becker Owner Lawrance Becker

No Discussion--Continued to March 7

3. **PZ-23-3** Special Permit Renewal Section 15 Excavation, Sand & Gravel at 9 George Drive
Applicant: Diane Becker Owner: Becker Lawrance
No Discussion--Continued to March 7

4. **PZ-23-4** Special Permit Renewal Section 15 Excavation, Sand & Gravel at 328 Ruby Rd
Applicant: Diane Becker Owner: Ruby Associates General Partnership

No Discussion--Continued to March 7

5. Strategic Development Zone Workshop held jointly with Economic Development Commission

M. D'Amato recapped where the commission left off with the SDZ zone regulation. He explained that there was currently a temporary moratorium and that since the regulation was originally developed from the EDC that it was decided to hold a joint workshop regarding the regulation to better refine the original intent of the regulation and what changes both Commission felt made sense.

W. Parsell asked the EDC why they felt strongly that the town needed the regulation M. Clark spoke to why the EDC believed the SDZ regulation made sense for the town and why it was necessary.

The commissions held a general discussion.

W. Parsell spoke to how the SDZ worked when it was put to the test months back with application PZ-22-10.

B. Shabot recalled the desire for an environmental impact study up front during PZ-22-10 and noted its importance. He stated that a discussion on defining uses was merited. He noted that it was important to many in the public to know what/who was coming to town during PZ-22-10.

M. Clark asked if it is currently required for an applicant to name the end user. W. Parsell clarified that it was not.

B. Shabot reiterated that defining warehouses was important for this regulation, the commissions discussed.

Bill Rankin spoke to the EDCs mission statement. He spoke to his experience in the trucking and rail industry. He noted the trend towards rail in the delivery industry.

J. Guskowski noted that the SDZ regulations and the reason for their development was also somewhat rooted from a possible rail project that B. Rankin discussed. He spoke to the SDZ regulation and its purpose in town.

J. Tehan echoed J. Guskowski's comments.

W. Parsell stated that typically people come before the commission for an informal commission, but this didn't happen during PZ-22-10. He stated his liking of the informal discussion process and spoke to its merit.

J. Guskowski spoke to his experience with the informal discussion process and agreed with W. Parsell that this could be something that encouraged but they should work with all commissions to provide useful feedback. W. Parsell agreed and stated that it was surprising when PZ-22-10 came onto the agenda with no informal discussion.

M. D'Amato spoke to his experience with the informal discussion process. He suggested that perhaps an informal discussion could be worked into the SDZ process. The commission discussed.

R. Sinosky asked if it made sense to include a stipulation on size and wondered if size would dictate the approach. M. Clark Agreed.

The commission held a general discussion.

The commission discussed concerns with water supply for development and how to address those concerns within the SDZ.

The commission discussed what is going on in surrounding towns with regulations and development projects.

M. D'Amato summed up the main points/questions from the conversation and asked if the commission wanted staff to start drafting revisions based on these points. W. Parsell suggested getting these together and then having another session. Both commissions agreed.

F. Unfinished Business

None

G. Approval of Minutes

- 02/07/2023

R. Sinosky moved to approve. B. Shabot seconded. **All in Favor. Motion Passed.**

H. Correspondence

M. D'Amato explained that he got an email from CRCOG regarding an "affordable housing pilot". He asked the commission if it was something they were interested in. W. Parsell suggested the PZC prioritize completing the Town's Affordable Housing Plan.

M. D'Amato noted that the developer from the property off exit 71 was interested in an informal discussion with the commission to discuss their opinions pertaining to tenants and use of the pad site.

Public Participation (*items not listed on the agenda*)

Zaffir Hussein asked to reiterate his comments from the last meeting pertaining to accessory dwelling units.

Ralph Tulis said he was disappointed the SDZ workshop did not include public comment.

Nick Tella seconded R. Tulis's comment.

I. Staff Report/Discussion

M. D'Amato noted that staff had signed the commissioners up for the CT BAR class on March 11th. He added that staff had worked on and submitted a TRIP grant for drainage improvements on Village Hill Road.

M. D'Amato noted that a significant amount of the trailers at Village Springs had been removed as work on the addition to their facility has progressed.

J. Adjournment

W. Parsell adjourned the meeting at 8:51 PM.

Respectfully Submitted,
Christopher Roberts,
Assistant Land Use Agent

