

Town of Willington
Planning and Zoning Commission
Meeting Minutes - March 7th – 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
Doug Roberts
Andy Marco (Virtual)
Becky Sinosky
Mike Johansen (Alternate – Not Seated)
Bill Bunnell (Alternate - Seated for Rebecca Sinosky)
Bob Shabot
Joe Hall
John Tehan (Virtual)

Also Present

Mike D’Amato – Land Use Agent

C. Applications for Receipt

D. Public Hearing

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

2. PZ-23-2 Special Permit Renewal Section 15 Excavation, Sand & Gravel at 171 Tolland

Turnpike Applicant: Diane Becker Owner Lawrance Becker

John Patton introduced himself as the representative of the applicant. He said he would present 180 and 171 Tolland Turnpike together. He gave the commission a summary and history of their operations. He explained that the operations haven’t changed much and spoke to operations. He spoke to the biannual stormwater report that he provided to the commission. He noted elevated levels of phosphorus and zinc. He stated that roads hadn’t been changed. He stated that monitoring wells had been installed at 171 Tolland Turnpike.

W. Parsell asked if there were any thoughts to what caused the elevated phosphorus and zinc. J. Patton said he wasn’t sure, but it wasn’t a significant amount, but they would continue to monitor it.

D. Roberts asked how much would be needed before mitigation was necessary. J. Patton said he wasn't sure it was something that needed to be mitigated but he could get more information from his engineers.

D. Roberts asked how much increase as a percentage had occurred. J. Patton said it was in the report.

B. Shabot asked if it was possible that the phosphorus was coming from the imported fill. J. Patton explained that the fill is kept at the other property across the street.

M. D'Amato clarified that there wasn't a new set of plans is because they were still working towards the plans that were originally approved. He further explained the renewal process

3. PZ-23-3 Special Permit Renewal Section 15 Excavation, Sand & Gravel at 9 George

Drive Applicant: Diane Becker Owner: Becker Lawrance

J. Patton explained that this area was different from 171 and 180 Tolland Turnpike in that there was no excavation, but this is where the material was processed and washed.

4. PZ-23-4 Special Permit Renewal Section 15 Excavation, Sand & Gravel at 328 Ruby

Rd Applicant: Diane Becker Owner: Ruby Associates General Partnership

J. Patton explained there was no activity on this site this year.

W. Parsell asked the commissioners if they had any questions.

W. Parsell motioned to approve **PZ-23-1, PZ-23-2, PZ-23-3, PZ-23-4**. Bob Shabot seconded. **All in Favor. Motion Passed.**

F. Unfinished Business

None

G. Approval of Minutes

1. February 21st, 2023.

J. Tehan motioned to approve the minutes as written. B. Shabot seconded. **Doug Roberts, Joe Hall, and Andy Marco abstained. All else in favor. Motion Passed.**

H. Correspondence

1. Tolland PZC Zoning Regulation Amendment Referral

M. D'Amato explained that per statute municipalities are required to alert abutting towns to zoning amendments. He further explained that Tolland was doing a text amendment regarding agricultural tourism.

I. Public Participation (For items not on agenda)

Ralph Tulis spoke about a workshop for the SDZ zone in the last meeting. He stated he was troubled that the public was not able to participate. He stated that he hoped that in the future EDC and PZC would redo the discussion and include the public.

Nick Tella asked why the public can't speak on agenda items during the public speaking portion of the meeting. He said he thought the SDZ discussion should have been public. He stated his concerns with protecting the rural identity of town.

J. Staff Report/Discussion

1. Informal Discussion: Resident Inquiry Pertaining to Home Occupations

M. D'Amato explained a resident had inquired about repairing small engines as a home occupation. He explained that the regulations don't specifically reference small engines so he wanted to get the commissions opinion on whether this would be allowable by special permit.

The commission discussed.

M. D'Amato said staff would follow up and brief the resident on the regulations and walk him through the permitting process.

2. Accessory Dwelling Units

M. D'Amato explained following the vote to out of requirements there has been inquiries by residents to review the ADU regulations. He explained his memo regarding what the regulations say now and suggested changes.

The commission discussed.

B. Shabot asked about state requirements.

W. Parsell stated he was not in favor of loosening things up. He spoke to his experience with ADUs in town.

J. Hall spoke to his experience with ADUs

B. Bunnell asked how trailers are viewed by the regulations. M. D'Amato explained.

D. Roberts spoke to his opinion of the suggested changes. He spoke to the downside of restricting to one bedroom.

The commission discussed.

K. Adjournment

Meeting adjourned at 8:18 PM

Respectfully Submitted,
Christopher Roberts,
Assistant Land Use Agent



