

**Town of Willington**  
**Planning and Zoning Commission**  
**Meeting Minutes – April 4<sup>th</sup> – 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  
Andy Marco  
Doug Roberts  
Rebecca Sinosky ?  
Bob Shabot ?  
Joe Hall  
Bill Bunnell (Alternate)  
John Tehan (Virtual)

**Also Present**

Mike D’Amato – Land Use Agent  
Chris Roberts – Assistant Land Use Agent (Virtual)

**C. Applications for Receipt**

1.PZ-23-8: Special Permit Renewal Section 15, Excavation, Sand and Gravel. 0 River Rd (MBL 025-002-00)  
Owner: Desiato Sand and Gravel Corp. Applicant: L. Forgione

**D. Public Hearing**

**1. PZ-23-7** - Application Home Occupation for Small engine repair at 92 Ruby Road Owner/Applicant:  
Sean Gannon

Sean Gannon introduced himself and explained his proposed home business.

W. Parsell asked how many pieces of equipment he would keep at a time. S. Gannon explained 2-5 pieces at most. W. Parsell asked about fuel and oil. Sean explained he kept his fuel stored outside of the building and buys oil and other necessary products as needed.

A. Marco asked about parts delivery. S. Gannon explained he orders online and has them delivered.

J. Hall asked what types of equipment he typically services. S. Gannon answered typically lawn mowers and occasionally scooters/ATVs. He explained that occasionally he gets smaller two stroke machines.

W. Parsell invited the public to speak.

Sherri Lynn Foster expressed concerns with hours of operation and noise from testing machines.

W. Parsell motioned to close the public hearing PZ-23-7. R. Sinosky seconded. **All in Favor Motion Passed.**

#### **E. New Business**

**1. PZ-23-7** - Application Home Occupation for Small engine repair at 92 Ruby Road Owner/Applicant: Sean Gannon

The commission discussed hours of operation. M. D'Amato stated that he typed up a motion and suggested several conditions regarding hours of operations, noise/testing, gas and oil, and outdoor storage. The commission discussed.

W. Parsell made a motion to approve PZ-23-7 with the following conditions:

...

Doug Roberts seconded. **All in Favor. Motion Passed.**

#### **F. Unfinished Business**

None

#### **G. Approval of Minutes**

**1. March 21<sup>st</sup>, 2023.**

B. Shabot motioned to approve the minutes. A. Marco seconded. **R. Sinosky abstained. All in Favor. Motion Passed.**

#### **H. Correspondence**

None

#### **I. Public Participation (For items not on agenda)**

None

#### **J. Staff Report/Discussion**

##### **1. Potential Regulation Amendments**

M. D'Amato explained that he had put together a table a list of regulations that need to be changed ahead of codification at a minimum.

The commission discussed.

##### **2. Commission Bylaws**

M. D'Amato explained that he was bringing this back up for the commission to review. He explained there is not anything different from how the commission currently operates and its good to have a guiding document for procedures.

The commission read the document and discussed. A. Marco noted that present to speak wasn't addressed. W. Parsell agreed that it was a good idea to do so. The commission discussed the bylaws.

M. D'Amato said that when the commission was comfortable with it he would send it to Halloran and Sage for review and then they could finalize it.

M. D'Amato also noted he added a curfew to the bylaws as well. The commission discussed.

**K. Adjournment**

Meeting adjourned at 8:13 PM.

Respectfully Submitted,  
Christopher Roberts,  
Assistant Land Use Agent

