

Planning and Zoning Commission
40 Old Farms Rd
Willington, CT 06279
July 16, 2019 – 7:30 PM
Minutes

Roll Call

Members Present:

Douglas Roberts
Andy Marco
Randy Belair
Laurie Semprebon

Members Absent:

Walter Parsell
Joseph Hall
Joseph Lucia

Also Present:

Michael D'Amato- Zoning Agent
Emily Perko- Assistant Zoning Agent

PUBLIC HEARING

**PZ-19-5: Special Permit: Section 5.02.01.02.01 Special Permit Uses in the R80 Zone.
25 Old Farms Rd, Applicant: Tom Snyder.**

Mike Makuch entered an exhibit outlining the proposed use of the property and began discussing the process the Willington Hill Fire Association has been going through to obtain 25 Old Farms Road. He then requested the commission waive the need for a special permit. The proposed uses are no different than the current use on the property; there will not be an increase in activity. The home on the property would be used for the chief holding office hours, storage, or smaller fire department meetings. There are no proposed changes to the exterior of the property, only interior.

M. D'Amato explained to the commission the land use attorney requested the commission proceed with a new special permit due to the functionally different uses of a church and a fire department training area.

Discussion occurred between the commission and the applicant as to whether a new special permit is required or not based on the frequency and use of the property currently versus intended. It was determined a new special permit is required.

Jim Makuch spoke in favor of fire department stating they have always been good neighbors.

Renee Rakiewicz asked the special permit would be for.

M. D'Amato stated the commission does not have to set a time limit on the permit.

Erika Weicenski spoke regarding the process the board of selectman is in regarding the town granting money to the fire department, possible consolidation, and the need for a new fire department/merger.

Robert Hipsky questioned the technicality of abutters and Connecticut General Statute 8-23.

M. D'Amato stated due to the purchase being from a private corporation this statute does not apply.

M. Makuch entered the current and previous deed of 25 Old Farms Road into the record showing the owner of the property is St. Jude Roman Catholic Church Corporation.

Discussion was held on the Connecticut General Statutes 8-23 and 8-24

R. Hipsky continued with voicing his concerns about the training facility specifically related to noise, light, buffering between his property and 25 Old Farms Road.

Colleen Peck asked if there would be any changes to the right of way on to RT 74.

M. Makuch stated the only changes would be maintenance related, for example maintaining a possible swale in that area.

E. Weicenski posed the question if the facility would be used as a banquet facility.

M. Makuch stated small events such as Boy Scout or 4H meetings and Easter egg hunts would be held on the property. The facility is not equipped with a commercial kitchen to host larger events.

R. Tulis questioned the noticing of the application on the agenda, stating there was a lack of information provided to the public.

The commission then began discussing continuing the public hearing to give the public more time to review the application. L. Semprebon made a motion to extend the public hearing with a tentative special meeting of August 7th. A. Marco second. All in Favor. Motion passes unanimously.

NEW BUSINESS

PZ-19-7: Zone Change Application from R80 to DCR (Designed Community Residential). 0 River Road MBLU: 05/006-00 . Applicant Niu Gao.

Application was received and Public Hearing will be scheduled for September 3rd.

PZ-19-8: Site Plan Application Renewal: 180 Tolland Turnpike, 171 Tolland Turnpike, 9 George Drive, Map 42 Lot 48 Ruby Road. Section 15.09.03. Applicant: Diane Becker

John Patton began stating the history of Becker's Quarry as it relates to the permitting process. He stated the operation has not reached the previously approved contour lines or setback requirements and they are currently well within their approved permit.

L. Semprebon asked if the aggregate was being used for fill surrounding septic systems, if the reclamation plan has been followed, of they considered accepting tainted concrete into facility for fill, and brought up tracking issues on to RT 74.

J. Patton stated there has not been a request for fill around surround septic systems, the reclamation plan is being followed, and he has not considered accepting tainted concrete as it has not come up yet. The tracking issues were brought to their attention and the driveway is going to be replaced.

Discussion was held on requiring a water quality test for the quarry due to a potential for acid drainage into surface or groundwater.

J. Patton stated they work with a Licensed Environmental Professional and are developing a soil management plan that will include water quality testing. In addition any material that enters the facility is tested.

L. Semprebon made a motion to approve the application with the condition the soil management plan is provided to the commission by March 1, 2020. R. Belair second. All in favor. Motion passes unanimously.

OLD BUSINESS

PZ-19-5: Special Permit: Section 5.02.01.02.01 Special Permit Uses in the R80 Zone. 25 Old Farms Rd, Applicant: Tom Snyder.

Public Comment

An unidentified woman arose concerns about crumbling foundations as it relates to Becker's Quarry.

Adjournment

A. Marco made a motion to adjourn the meeting. R. Belair second. All in favor. Meeting adjourned at 10:35