

Planning and Zoning Commission
40 Old Farms Rd
Willington, CT 06279
September 17, 2019 – 7:30 PM
Minutes

Members Present:

Walter Parsell
Andy Marco
Joe Hall
Joe Lucia
Randy Belair
Laurie Semprebon- seated for Doug Roberts

Members Absent:

Doug Roberts

Also Present:

Mike D'Amato- Zoning Agent

Public Hearings

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

Niu Gao gave a presentation on his zone change proposal which included an overview of the intended use on the property in alignment with the Plan of Conservation and Development and background on the company he is a partner in. He explained why the company chose Willington for development, their goal for minimal environmental impact, and potential future plans.

The applicant was asked about the number of units and buildings planned. Currently the plan is 3-4 buildings with 2-3 units per building, however plans have not been created yet.

Discussion occurred regarding the need for an apartment complex, overflow parking, and site line issues with another development along Route 32.

L. Semprebon made a motion to close the public hearing, R. Belair Second. All in Favor. L. Semprebon made a motion to move the application to new business. W. Parsell second, all in favor.

**PZ-19-9: Zone Change Application from DC (Designed Commercial) to R80 (Residential). 8
Tolland Turnpike Road MBLU 30/011-00. Applicant Ted Wrubel.**

Ted Wrubel gave a background on the properties history since he purchased the building in 2010. Stating after numerous deals have fallen through he feels changing the zone back to R80 will attract a buyer due to the flexibility in the regulations in a residential zone.

M. D'Amato added that as written, the zoning regulations allow for a wide variety of home occupation uses, but prohibit any residency or mixed use in commercial zones

Discussion occurred on the interior and size of the property.

L. Semprebon made a motion to close the public hearing. J. Hall second. All in favor. L. Semprebon made a motion to move the application to new business. A. Marco second. All in favor.

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.

L. Semprebon made a motion to accept the zone change from R80 to DCR. W. Parsell second. All in favor.

PZ-19-9: Zone Change Application from DC (Designed Commercial) to R80 (Residential). 8 Tolland Turnpike Road MBLU 30/011-00. Applicant Ted Wrubel.

R. Belair made a motion to accept the zone change from DC to R80. L. Semprebon second. Discussion occurred regarding shared systems with the River and Rail and what potential issues this could lead to by changing the zone. J. Hall, J. Lucia and W. Parsell in favor, A. Marco opposed. Motion passed.

Minutes

L. Semprebon motioned that the July 16 minutes be amended to reflect that although we did not amend the motion from July 16 we want it reflected that the understanding is that water testing will be completed by the quarry, PZ-19-8, for the next application. W. Parsell second. All in favor.

A. Marco made a motion to approve the September 3, 2019 minutes as amended. R. Belair second. All in favor.

Staff Report/Discussion

The commission discussed FOI rules regarding recording procedures and options for creating motions in the future.

Submitted by: Emily Perko

TOWN OF WILLINGTON, CT
Received for record 9/25/2019
At 10:15am Emily Perko TC.