

Town of Willington
Planning and Zoning Commission
Meeting Minutes

August 16, 2022 – 7:30 PM

**Note: This hybrid meeting was conducted at Hall Memorial School Gymnasium,
111 River Rd and was also available via Zoom.**

A. Call to Order

W. Parsell called the meeting to order at 7:34 pm

B. Roll Call/ Seating of Alternates

Members Present:

W.Parsell
D. Roberts
B.Shabot
A.Marco
J.Hall
J.Tehan
R.Sinosky

C. Applications for Receipt

D. Public Hearing

a. PZ-22-10: Zone Change Application: R80 to SDZ related to a Zone Change and Concept Plan application per Section 12.15.4(b). 0 River Rd (MBL 34009-0A, 34 009-0B, 34 009- 0C). Owner: Barnini Circle Associates LLC (1/3) & Perleon LLC (1/3) Alsyd LLC (1/6) Breng LLC 1/6 Applicant: Thomas Cody

K. Demers introduced a letter that she wrote on behalf of the Conservation Commission and highlighted points from her letter. She noted that her letter was under comment number 5 in the PZC meeting materials file. She explained the mission of the Conservation Commission and noted the Commission can make recommendations to the Planning and Zoning Commission. She explained that the Conservation commission did research regarding the application and referred to the POCD. She noted a stream on the southwest portion of the applicant's property which was not noted on the applicants map. She further explained concerns with how a project of this nature could affect water. She recommended that the PZC request the applicant provide a map of streams, water bodies and wetlands. She also recommended the applicant provide a hydrological review as part of this zone change application. She referred to the POCD and its goal of protecting steep slopes, noting the steep slopes that exist on this property. She spoke about a soils map included with the letter to outline the erosion hazard on the property. She spoke to concerns with the Natural Diversity Database and the existence of an NDDB area shown in the towns POCD. She suggested the PZC to ask for an NDDB review from DEEP to see if the zone change would affect these areas. She spoke to the goal of preserving open space in the POCD and pointed out the property abuts open space which is part of Nye Holman State Forest. She noted concerns with the

buffer distance between these two properties. She strongly recommended the applicant scale back the size of the proposed building and parking area to have a less negative impact on the forest area. She spoke about chapter six in the POCD regarding maintaining the character of town. She recommended the PZC ask for an archeological review from the state department of archaeology. She summarized and asked the PZC to ask the applicant how this application aligns with conservation goals in the POCD. She requested the PZC do a site walk. She requested the PZC get environmental studies done by professionals.

Ellie Lowell thanked the PZC members and spoke about an article written in the Hartford Courant related to the application. She spoke of concerns with the size of the proposed warehouse. She spoke to the application and its alignment with the towns POCD.

Catherine Scheidman addressed concerns with the size and location of this building as well as the traffic it would generate. She addressed concerns with environmental issues that this application could pose.

Benson Chan spoke of the small-town ambiance of Willington. He stated that the construction of the proposed facility would have a negative impact on the town. He brought up concerns with traffic and the environment. He spoke of concerns with the size of the proposed facility. He noted his concern with the possibility of this warehouse remaining vacant.

Donald Parizek stated he was not representing his employer the USDA and that he is a professional certified soil scientist. He spoke to the geology and soil makeup of the property. He noted that in order to create a project of this magnitude on this piece of land would require blasting and drilling. He spoke of concerns with blasting creating acidic runoff into surrounding waterbodies including his own. He noted concerns with the proposed location of stormwater infiltration systems on the concept plans. He referenced section 12.15 which requires Low impact development. He spoke of concerns with topography.

Paul Hipskie Jr. stated that the scale and scope of the project is too large for Willington and said he doesn't think the town needs more development of this nature. He stated he is against this project.

David G. stated concerns with increased truck traffic in town. He didn't think this was appropriate for Willington.

Arthur Christiansen said that he was against the zone change. He compared the proposed facility with a similar facility in North Haven. He provided the commission with photos of this building. He noted that this entire North Haven site could fit into the warehouse proposed in Willington. He went through comparisons between the North Haven facility and the facility proposed in Willington. He spoke to concerns with wastewater.

Josh Nash spoke to concerns with pollution, traffic, and environmental issues and asked the board to vote no in consideration of Willington's needs.

Rosa Chinchilla spoke about her concerns with the height of the building. She noted of several endangered and protected species in the area that would be impacted. She spoke to concerns with impact on water quality. She stated that she was concerned because the tenants of the proposed facility were currently unknown. She spoke to potential traffic impacts. She asked the commission to vote against this proposal.

Steve Dionne stated he was against the project for three reasons. He spoke to concerns with the scale of the project. He stated concerns with the town's ability to oppose this if it gets beyond the zone change. He stated that he didn't think the potential tax income wasn't worth it. He asked the commission to consider community input when making their decision.

Maresa Pelletier provided the commissioners with maps from the town's website and from the applicant's presentation. She spoke of past incidents in Willington with pollution near the town's aquifer. She stated concerns with this proposal and its potential affect on the aquifer.

Sally Taiman spoke to the beauty of the town. She asked the commission to vote no on the zone change.

Ed Taiman identified himself as a member of the Parks and Recreation Commission. He spoke on behalf of himself as a resident and stated that he was opposed to the zone change and proposed projects. He spoke to concerns with traffic. He then indicated he was speaking on behalf of the Parks and Recreation Commission. He stated that the Commission was against the facility and cited concern with the effect it would have on River Road Park.

Elaine Newcomb was concerned with the tenant of this proposed facility being unknown. She stated concerns with traffic. She stated that she was in favor of development that was scaled properly and partnered with the community.

Mary Newman read a letter on behalf of her husband in opposition to the project which was submitted to the PZC.

Richard Mueller noted concern with the timeline of this application.

Thomas Phippen spoke to concerns with traffic. He referenced a study related to fatal traffic accidents. He spoke to his concerns with impacts on water.

Penney Dionne stated her concerns with traffic, pollution, and the sightlines.

Zaffir Hussein stated that the town shouldn't overlook positive impacts to the town. He spoke about impacts on taxes. He spoke of concern with not knowing the tenant of the proposed warehouse. He brought up concern with previous public relations practices of the applicant. He noted concerns with access to hospitals. He spoke of concern with public amenities and services. He asked the commission to vote no on the zone change,

W. Parsell stated they would begin to take comment from those attending via Zoom.

Judy Threatt introduced herself as a real estate agent. She stated concerns with the proposed project creating a significant impact on the housing market and values of homes.

Renee Gannon spoke to concerns with truck traffic. She noted concerns with wildlife and aquifers.

Claudia Nunn stated concerns with the size of the proposed building. She stated that she opposed the proposal and the zone change.

Phyllis Benton stated she was against the zone change. She cited concerns with conservation, air quality, and environmental issues. She noted concerns with public safety.

Andy Ziminsky noted the beauty of the town and said that the project would ruin this. He stated he was against the project.

Richard Parizak presented the commission with several documents outlining his concerns and data in support of this. He stated that there are risks with this proposed facility. He spoke of concern with the amount and types of rock needed to be removed from the site. He spoke to his experience with the land. He described in detail the geological process that formed the land in the area of the proposal. He began to summarize the report he provided the commission. He further stated that the applicant needs to read the report he provided and explained. He stated that this proposal is a high-risk situation. He noted that there is a lot of intricate problems that need to be looked at going forward.

W. Parsell stated that the public hearing would be continued to the September 6th, 2022 meeting.

M.D'Amato noted that the applicant had provided an extension of time through September 6th.

E. New Business

a. PZ-22-10: Zone Change Application: R80 to SDZ related to a Zone Change and Concept Plan application per Section 12.15.4(b). 0 River Rd (MBL 34009-0A, 34 009-0B, 34 009- 0C). Owner: Barnini Circle Associates LLC (1/3)& Perleon LLC (1/3) Alsud LLC (1/6) Breng LLC 1/6 Applicant: Thomas Cody

F. Unfinished Business

G. Approval of Minutes

a. July 19, 2022

J. Tehan moved to approve the minutes as written. R. Sinosky seconded. **All in Favor. Motion Passed.**

H. Correspondence

I. Public Participation (for items not listed on the agenda):

Nick Tella stated his concerns that a member of the board was a member of antifa.

J. Staff Report/Discussion

a. Upcoming Applications/Agendas

i. PZ-22-11

ii. PZ-22-13

iii. PZ-22-14

M. D'Amato stated that the commission had four other public hearings needing to be addressed by the commission. One of which included a newly submitted application PZ-22-15. He explained that all four required public hearings and needed to be noticed. He suggested that a special meeting could be held to address these public hearings to not overlap with the continued public hearing for the zone change application. W. Parsell agreed and stated he thinks they should have a special meeting for these four public hearing and devote the next regular meeting to the currently open public hearing.

M. D'Amato said that he didn't think a special meeting could be scheduled between now and the next meeting but in between the next two regular meetings one could be scheduled. He indicated he would come up with some dates and reach out to the commission.

B. Shabot motioned that the commission hold a special meeting next month between the two scheduled meeting to deal with the four public hearings. W. Parsell Seconded. **All in Favor. Motion Passed.**

K. Adjournment

W. Parsell adjourned the meeting at 10:41 pm.