

**Town of Willington  
Planning and Zoning Commission  
Meeting Minutes-- December 6, 2022 – 7:30 PM**

**This 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 7:31 PM.

**B. Roll Call/ Seating of Alternates**

**Members Present:**

Walter Parsell  
Bob Shabot  
Rebecca Sinosky  
Doug Roberts  
Joe Hall  
Andy Marco (Attended Virtually)  
Mike Johansen (Alternate)  
Bill Bunnell (Alternate)

**Also Present:**

Erika Wiecewski - First Selectwoman  
Jim Bulick – Selectman  
Mike D’Amato - Land Use Agent  
Chris Roberts - Assistant Land Use Agent

**C. Applications for Receipt**

None

**D. Public Hearing**

**1. Public Hearing Concerning opting out of the provisions of Public Act 21-29 pertaining to Accessory Dwelling Units (Held jointly with the Board of Selectmen)**

M. D’Amato explained legislative changes that occurred at the state level regulating how towns must treat ADUs following the passage of Public Act 21-29. He explained that the legislation gives towns the option to opt out of these requirements provided they do so prior to January 1, 2023. M. D’Amato further explained the new legislation and that opting out gives the commission time to think about how they want to handle the regulations. M. D’Amato explained that both the PZC and the Board of Selectman must opt out.

M. Johansen asked if there was a time frame to write regulations once they opt out.

M. D’Amato explained that there wasn’t.

E. Wiecewski noted from a BOS perspective once they opted out there was no other action required by the Selectmen. M. D’Amato explained that this was a controversial topic in many towns, requiring the Board of Selectmen to also opt-out was a way to make this more of a town wide discussion.

Zafir Hussein stated that he was looking into putting an in-law apartment on his property. He noted with the mill rate rising, allowing ADUs could be beneficial by giving homeowners a way to offset the increased costs. He added that it would also allow more families to come into town without drastically changing the feel of the town with large new housing developments.

Ralph Tulis stated concerns with PA 21-29 and questioned what exactly the commission was opting out of. He also noted concerns for septic and well capacity with the advent of new ADUs.

Donna Cook stated concerns with the PA 21-29. She said she thought there was a part of the bill requiring an increase in affordable housing. She asked what percent of Willington housing was currently deemed affordable W. Parsell answered 7% and confirmed that 10% was the established goal.

M. D'Amato explained that we were only opting out of the parts of PA 21-29 pertaining to ADUs and that the Commission could not opt-out of the entire Act. He further explained provisions in the Act to deal with the health side in terms of septic and well systems.

D. Cook spoke to her experience with the health department reviews when adding an addition to her home.

M. D'Amato explained the implications of allowing ADUs to the towns affordable housing goals.

Z. Hussein asked if accessory dwelling units would add or subtract from affordable housing goals. M. D'Amato explained that if it was deed restricted it would add to the goal.

E. Wiczenski asked if the commissions had to opt out of the other parts of the Public Act. M. D'Amato explained this was just for ADUs.

W. Parsell motioned to close the public hearing. B. Shabot seconded. **All in Favor. Motion Passed.**

## **2. PZ-22-18: Text amendment pertaining to modifications of 5.05.01.02.24 and Table 8.02 for Dimensional Requirements; Applicant: Joseph Williams.**

P. Theodossiou introduced himself, Ben Scerri and Attorney Joe Williams. He explained where they left off and the goals of their text amendment. He gave a recap of the previous meetings.

W. Parsell noted that this was a continuation of the previous public hearing.

P. Theodossiou noted that they spoke to the army core of engineers regarding expanding the FedEx facility onsite by removing the conservation easement that exists on the property. He explained that they learned that it would be a lengthy and costly process with little likelihood for success, but they were willing to continue those conversations. Attorney Joe Williams introduced himself and recapped the proposed text amendment.

W. Parsell asked how employees get back and forth between the two locations. B. Scerri explained this.

W. Parsell noted his concerns for traffic on Ruby Road. J. Williams explained that there would be traffic studies done and they would need town approval as well as DOT and OSTA.

B. Shabot stated concerns with increased use of chemicals with the allowance of more coverage. P. Theodossiou spoke to how they would handle that. The commission further discussed this.

R. Sinosky asked what would happen if somebody came in and wanted to use the 50% for just a building. M. D'Amato noted that the regulations have minimum parking requirements that would ultimately limit the total size a building could be because they would be required to provide parking.

M. D'Amato asked for the applicant to clarify that this would not be for trucks to park and idle and that it would just be for storage. The applicant confirmed.

B. Shabot asked how far they would be going back and removing rock. The applicant said they didn't want to go further than the wetland buffer, but he didn't have an exact distance.

D. Roberts asked if there was a document showing other towns coverage. M. D'Amato and the applicant provided the commission with the document. D. Roberts spoke to the traffic studies with the Loves truck stop. He said there was a lot of controversy at the time of the study, but he thought that it was accurate and had helped traffic in the area.

R. Sinosky asked if there had been thought to doing permeable pavement. B. Scerri noted they looked into this but have found that the chemicals used for snow typically clog up permeable pavement rendering it useless.

R. Tulis reiterated a comment he made at the last meeting regarding how the regulation was proposed to be revised.

Z. Hussein asked why this couldn't be allowed by special permit as it stands. M. D'Amato explained the special permit process and that it still had to follow the regulations. Z. Hussein asked if there was a way, we could allow this for this specific project. M. D'Amato said that the regulations apply to all properties in Town and suggested that the commission think about if the change to 50% coverage is out of line with what is appropriate for an industrial zone. W. Parsell noted it wasn't when looking at other towns in the region.

Nick Tella asked if this went through would it just be for DI. W. Parsell answered it would just be for the DI zone.

W. Parsell Motioned to close the PZ-22-18. Doug Roberts Seconded. **All in Favor. Motion Passed.**

#### **E. Unfinished Business**

1. Consideration of Opting-out of the provisions of Public Act 21-29 pertaining to Accessory Dwelling Units

R. Sinosky motioned that the Planning and Zoning commission opt-out of PA 21-29. Doug Roberts seconded. **All in Favor. Motion passed.**

E. Wicewski made a motion for the Board of Selectmen to opt out of PA 21-29. J. Buick seconded. **All in Favor. Motion Passed.**

**2. PZ-22-18: Text amendment pertaining to modifications of 5.05.01.02.24 and Table 8.02 for Dimensional Requirements; Applicant: Joseph Williams.**

W. Parsell asked if the commission needed a formal motion. M. D'Amato said if they planned to make changes, he could prepare a motion, but he didn't feel it was needed if the Commission was going to act on the proposal as it stands.

B. Shabot asked for clarification on the text amendment and noted he would like to see a change similar to what Ralph suggested. M. D'Amato explained the text amendment as it stands.

D. Roberts noted that this change doesn't seem out of line with the region. The commission discussed.

R. Sinosky asked if somebody could come in and build a building bigger than 25%. M. D'Amato said yes but the total lot coverage would still be capped at 50%. He also noted that an applicant would be limited by parking requirements and other factors in the regulations.

W. Parsell Motioned to approve PZ-22-18. J. Hall seconded. **Bob Shabot abstained. All else in Favor. Motion Passed.**

**3. PZ-22-14:** Text Amendment Application, pertaining to the prohibition of Cannabis Establishments (Section 13). Applicant: Willington Planning & Zoning Commission Decision Required by 1/17/22 (Extension)

W. Parsell said he wanted to continue this until all members were present. M. D'Amato explained the revisions staff made to the regulation and showed a map made by staff showing some potential implications of the revisions. The commission discussed.

**Continued.**

## **F. New Business**

### **1. Discussion and Approval of 2023 Meeting Dates**

R. Sinosky asked if the commission wanted to consider a cap on meetings. The commission discussed and agreed that they would adjourn the meeting no later than 10pm.

W. Parsell Motioned to approve the meeting dates. B. Shabot seconded. **All in Favor. Motion Passed**

## **G. Approval of Minutes**

1. November 15, 2022

D. Roberts motioned to approve. W. Parsell seconded. **R. Sinosky and D. Roberts abstained. All else in Favor. Motion Passed.**

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

Nick Tella expressed dissatisfaction with a previous decision made by the PZC.

Zafir Hussein asked if there was a timeframe for when the regulations pertaining to cannabis establishments was to be implemented and asked for clarification on what was being done. M. D'Amato explained the goals of these changes. Z. Hussein asked if another applicant could apply for a cannabis establishment in the meantime. M. D'Amato answered yes but they would still have to go through the special permit process and explained the timeline going forward.

**I. Correspondence**

M. D'Amato explained there was a referral from Coventry and that they were considering similar cannabis establishment regulations.

**J. Staff Report/Discussion**

**1. SDZ Moratorium**

M. D'Amato explained that staff had scheduled the public hearing for the next meeting to consider adopting the temporary moratorium.

**K. Adjournment**

W. Parsell adjourned the meeting at 8:55 PM.

Respectfully Submitted,  
Christopher Roberts,  
Assistant Land Use Agent

