

Planning and Zoning Commission
November 17, 2020 – 7:30 PM
Meeting Minutes
Please Note: This meeting was held online.

Members Present:

Walter Parsell
Doug Roberts
Joe Hall
Andy Marco

Also present:

Michael D’Amato – Zoning Agent

Ashley Stephens- Assistant Land Use Agent

W. Parsell opened the meeting at 7:31 pm.

C. Public Hearing:

1. PZ-20-12: Special Permit Home Occupation for Pediatric Practice in accordance with Section: 11 of the Zoning Regulations for property know as Map 21 Lot 25, Tolland Turnpike (property is 1620 ft. East from Moose Meadow Road) Owner/Applicant: Terry Eccles

T. Eccles discussed her business of pediatric care that she will be moving from Stafford to Willington if approved.

M. D’Amato stated she is here before the Commission because she needs approval as a special permit for the home occupation, it is not something that can be issued at the staff level. He then read the regulations for special permit to refresh the commissions memory on special permits for home occupations, but believes she meets all of the requirements.

C. LaCroix of 27 Parker Rd, stated she asked for 6 parking spaces, when she is supposed to have 5; and what if there are issues in the next 2 years when she goes back to reapply. She is concerned about traffic on Route 74 as it is now. Her concerned is about the people pulling into the traffic.

T.Eccles stated she is okay with 5 spaces if that’s what the commission would like her to have. She does not feel the line of sight is an issue. She would like to move her living and work space to Willington.

R. Tulis of 2 Lohse Rd stated that he had no problem with the application but that he wasn't sure the Commission should issue a permit for a home occupation before the home has been constructed as a matter of practice.

W. Parsell closed the public hearing. A. Marco seconded the motion. All in favor.

D. New Business:

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The commission discussed the application and agreed it would be a great asset for the Town of Willington and the parking spots with the amount of acreage the applicant has isn't a problem. The Commission agreed to start the two year expiration time frame for the special permit from the date the house has a CO issued.

W. Parsell made a motion to approve

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With a condition that the special permit will be renewed every 2 years starting from the date the house has its CO issued.

D. Roberts seconded the motion. All in favor.

E. Unfinished Business:

1. Section 19: Signage Regulations

M. D'Amato stated he wanted to add diagrams and graphics to the regulations. There are no new updates yet, we are still working on it.

F. Approval of Minutes: August 25, 2020 and October 20, 2020

W. Parsell made a motion to approve the minutes August 25, 2020 minutes. J. Hall seconded the motion. All in the favor.

W. Parsell made a motion to approve the minutes of October 20, 2020. A. Marco seconded the motion. All in favor.

G. Correspondence: CT Bar Semi-Annual Land Use Training

M. D'Amato spoke about the CT Bar Semi-Annual Land Use Training and wanted to let the Commission know it will be coming up in the spring if they are interested in attending.

H. Public Comment: The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here nor can any comments be made about any items on the agenda.

K. Martinsen, of 242 Tolland Turnpike, stated she received a NOV from the town about her chickens. She feels that the current regulation is too strict. There was general discussion about the regulations and the history of how the regulation came about. The commission explained that she needs to go appeal to ZBA, as they are the board who can over turn her appeal. They are willing to discuss this item at the next meeting.

G. Ecker of 242 Tolland Turnpike discussed the issue as well and understood the commissions take that they need to go to ZBA for the NOV and that the issue will be discussed at the next meeting.

I. Staff Report/Discussion J. Adjournment

W. Parsell closed the meeting at 8:33 pm.

Respectfully Submitted,

Ashley Stephens