

COMMISSIONERS

Walter Parsell--Chairman
John Tehan--Vice Chairman
Robert Shabot--Secretary
George A. Marco
Douglas Roberts
Rebecca Sinosky
Joseph Hall

Town of Willington Planning and Zoning Commission

Meeting Agenda-- November 1, 2022 – 7:30 PM

This hybrid meeting will be held at Willington Town Hall (40 Old Farms Rd) and via Zoom



To access meeting materials, [please click here.](#)

Meeting Procedures:

Applications for Receipt

These applications are to be formally received only. No discussion or decisions will occur.

Public Hearing:

Public Hearings are an opportunity for the public to participate during the review of an application. Following a presentation by the applicant, the public will have an opportunity to provide comments relevant to the application. Once the Hearing is closed, neither the applicant nor the public can comment. The Commission does not make decisions at this point of the meeting

New Business:

These items may be associated with a public hearing item or may be applications that do not include a public hearing.

Unfinished Business:

These items are non-public comment items which have been continued from a previous meeting.

Public Participation:

The Commission will hear brief comments from anyone wishing to speak, but cannot respond. No decisions may be made by the Commission and the public cannot speak on items on the agenda or other pending applications.

A. Call to Order

B. Roll Call/ Seating of Alternates

C. Applications for Receipt

D. Public Hearing

1. **PZ-22-16:** Application for construction of new commercial building and solar array at 0 Ruby Road (46/026-00) Owner: Ralph Tulis; Applicant Peter Parent
(continued from 10/18/22)

Close Hearing or obtain applicant extension by 11/21/22

2. **PZ-22-17:** Special Permit Application for Cannabis Retail Establishment at 11 Phelps Way. Owner: BTV Realty of Willington LLC. Applicant, Patrik Johnson.
(continued from 10/18/22)

Close Hearing or obtain applicant extension by 11/21/22

3. **PZ-22-13:** Text Amendment Application pertaining to modifications to the Strategic Development Zone (Section 12.15). Applicant: James Marshall
(continued from 10/18/22)

Close Hearing or obtain applicant extension by 11/08/22

E. New Business

F. Unfinished Business

1. **PZ-22-11:** Special Permit Application for Expansion of Home Occupation to add propane delivery at 163 Ruby Rd. Applicant/Owner: David Lytwyn.

Issue Decision by 12/08/22

2. **PZ-22-16:** Application for construction of new commercial building and solar array at 0 Ruby Road (46/026-00) Owner: Ralph Tulis; Applicant Peter Parent
(continued from 10/18/22)

Issue Decision 65 Days from Close of Hearing

3. **PZ-22-17:** Special Permit Application for Cannabis Retail Establishment at 11 Phelps Way. Owner: BTV Realty of Willington LLC. Applicant, Patrik Johnson.

Issue Decision 65 Days from Close of Hearing

4. **PZ-22-13:** Text Amendment Application pertaining to modifications to the Strategic Development Zone (Section 12.15). Applicant: James Marshall

Issue Decision 65 days from Close of Hearing

5. **PZ-22-14:** Text Amendment Application, pertaining to the prohibition of Cannabis Establishments (Section 13). Applicant: Willington Planning & Zoning Commission

G. Approval of Minutes

1. October 18, 2022

H. Public Participation *(for items not on the agenda):*

I. Correspondence

J. Staff Report/Discussion

K. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/83380455147>

Meeting ID: 833 8045 5147

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/u/kdhYIPuy5d>