

Issued: 3/2/2021

**TOWN PLAN AND ZONING COMMISSION
VIRTUAL REGULAR MEETING
MONDAY, MARCH 1, 2021**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: Gordon Binkhorst, Alternate: Joshua Kaplan, Staff: Todd Dumais, Town Planner, Brian Pudlik, Associate Planner, Robert Gosselin, Planning & Zoning Technician.

ABSENT: Commissioners: Liz Gillette, Andrea Gomes, Alternates: John O'Donnell, P.J. Louis.

CALL TO ORDER/ROLL CALL: 6:00 P.M.

Joshua Kaplan joined the meeting after Agenda Item 2. Kaplan seated for Gomes.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Special Meeting, Thursday, February 11, 2021
Motion/Binkhorst; Approved 3-0

COMMUNICATIONS:

2.
 - a. **4 Banbury Lane** – (IWW# 1129), of Regina O'Brien, Threshold Landscape Architecture LLC, on behalf of Nancy & Don Hunt, (R.O.), is formally withdrawing the Wetlands Regulated Activity Application.
Motion/Binkhorst; Received 3-0.
 - b. **40 Still Road** – Application (IWW#1132), request by Evie Delaney, Juliano's Pools, on behalf of Jessica Tagliarini, (R.O.), to open and immediately continue the public hearing. New public hearing date to be April 5, 2021.
Motion/Binkhorst; Received 3-0.
 - c. **831 Farmington Avenue –Butterfly Restaurant** - Application (SUP#1361), request by Keith Pang, on behalf of Wang of Connecticut, Inc., (R.O.), for an extension of time to open the public, pursuant to Conn. Gen. Stat. § 8-7d(b). New public hearing date to be April 5, 2021. *Motion/Binkhorst; Received 3-0.*

NEW BUSINESS:

- 3. **3 Oak Ridge Lane** – Application (IWW#1136), of James & Jenine St.Clair, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The applicant is proposing to install an in ground pool and associated site improvements including a new shed. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 1, 2021. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) (Kaplan seated for Gomes) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, April 5, 2020 at 6:15 P.M. as a virtual meeting.**

- 4. **139 North Main Street** – Application (SUP #1327-LB-21) of Jennifer Pizzoferrato on behalf of American School for the Deaf, requesting TPZ review and look-back of compliance with the conditions of SUP #1327. Originally approved September 5, 2018 for revision to an existing playground on the North side of campus. (Submitted for TPZ receipt on March 1, 2021. Suggest required public hearing to be scheduled for April 5, 2021.)

The TPZ acted by **unanimous vote (4-0)** (Motion/Prestage) (Kaplan seated for Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, April 5, 2021 at 6:15 P.M. as a virtual meeting.**

- 5. **2600 Albany Avenue** – Application (SUP #1308-LB-21) of Robert Domack on behalf of Maria Moscarillo, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1308. Originally approved June 5, 2017 for the expansion of greenhouse facilities on site, including the replacement of the existing greenhouse; the removal of the north greenhouse; and modifications to site landscaping and parking facilities. The SUP was revised December 3, 2018 to retain a portion of the former greenhouse structure on the northerly side of the site to be used as a shade structure (Submitted for TPZ receipt on March 1, 2021. Suggest required public hearing to be scheduled for April 5, 2021.)

The TPZ acted by **unanimous vote (4-0)** (Motion/Binkhorst) (Kaplan seated for Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, April 5, 2021 at 6:15 P.M. as a virtual meeting.**

- 6. **60 Wampanoag Drive** – Application (IWW#1137), of Peter Joyce, on behalf of Wampanoag Country Club, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated

area. The applicant is proposing to hydraulically dredge pond areas within Tumble Brook to remove accumulated sediments. The proposed work is within the associated the aforementioned watercourse, wetlands soils areas, and 150 ft. upland review area. (Submitted for IWWA receipt on March 1, 2021. Presented for determination of significance)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) (Kaplan seated for Gomes) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, April 5, 2021 at 6:15 P.M. as a virtual meeting.**

OLD BUSINESS/ PUBLIC HEARING:

- 7. **40 Still Road** – Application (IWW#1132), of Evie Delaney, Juliano’s Pools, on behalf of Jessica Tagliarini, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The applicant is proposing to install an in ground pool and associated site improvements. The proposed work is within the 150 ft. upland review area, no direct wetlands impacts are proposed. (Submitted for IWWA receipt on December 7, 2020. Determined to be potentially significant and public hearing set for January 4, 2021. Applicant requested extension of time to open public hearing at the February 1, 2021 meeting, and extended again to the March 1, 2021 Meeting)

Per applicant’s request, The IWWA opened and immediately continued the matter without testimony by **unanimous vote 4-0** (Motion/Kaplan) (Kaplan seated Gomes) to **Monday, April 5, 2021 at 6:15 P.M. as a virtual meeting.**

TOWN COUNCIL REFERRAL:

- 6. **None**

TOWN PLANNER’S REPORT:

- 7. **Draft Strategic Plan of the Plan of Conversation and development Implementation:**
Review and discussion of draft Strategic Implementation Plan for POCD.
No Discussion or Formal Action Taken.

INFORMATION ITEMS:

- 8. **None**

MEETING ADJOURNED: 6:34 P.M. Motion/Binkhorst; Vote 4-0

U: shareddocs/TPZ/Minutes//2021/March 1_Draft