

**Planning & Zoning Commission  
Approved Minutes  
August 19, 2020**

Chairman Graveline called to order the Regular Meeting of the PZC @ 7:00 p.m. The meeting was a Virtual Meeting by videoconference via GoToMeeting as authorized by Executive Orders 7B and 7I. The meeting began with the Pledge of Allegiance.

**Attending:**

A roll call for attendance was taken by Land Use Inspector, Mary Barton.

**Via Online:** G. Graveline, B. Albert, A. Havican, M. Dreher @ 7:05 p.m., Ryan Russell

Members Absent: S. Duffany, J. Crumb

**Also, in Attendance via Phone:** Mary Barton Land Use Inspector and Rosalyn Moffo, PZC Clerk; Tom Hill; Lisa Perugini and Elio Gugliotti from the Republican- American/Citizens News Newspapers

Chairman Graveline sat R. Russell for G. Ploski and B. Albert for S. Duffany.

**Approval of Minutes:**

**Motion** made by B. Albert, seconded by A. Havican to approve the minutes of August 5, 2020. **Unanimous.**

**Correspondence:** None

**Public Participation:** None

**New Business:**

Preliminary Discussion for Joe Torchia, Poison Apple Cider Company, 31 Industrial Drive.

M. Barton sent out a letter to the Commission from Joe Torchia advising that he would like to open Poison Apple Cider Company @ 31 Industrial Dr. The property was originally purchased by D. Santoro and is now owned by Glen Noble's group. J. Torchia would like to manufacture apple cider and have a small tasting room that patrons could attend at off hours of the other businesses in the complex. The lease would be for 5 years. This type of business is permitted in the industrial zone. The manufacturing of apple cider is similar to that of making wine. Chesprocott has been contacted and they are doing research as there will be the cleansing of vats. A. Havican advised that if the regulations are followed there should not be a problem. M. Barton advised that her concerns were for outside events; there will be no outdoor music. As to food, patrons may bring cheese and crackers. M. Dreher questioned location, to which M. Barton advised is at 31 Industrial Dr. This will be a new building; the septic is in place. The site plan was previously approved. This venue would not be used for weddings. There is adequate parking. At this time, the applicant will be leasing one bay. If the business increases, then may be renting more space. The tasting room, will be an accessory use to the manufacturing of the Apple Cider. A. Havican stated that he felt this business would be a good venture for the Town and asked M. Barton to advise the applicant to come before the PZC.

**Public Hearing: cont'd.**

**7:10p.m.** Lisa Perugini, applicant for RTR Development LLC, for a Special Permit application for 24 Industrial Road for a 25'x40' Addition to existing structure for Office space. Lisa Perugini and Tom Hill, business partner of RTR Development LLC were in attendance. Chairman Graveline questioned if there was any new information for the PZC. L. Perugini advised that M. Barton had been in contact with her to have the property cleaned up from some of the items that were around the building. L. Perugini continued that the new addition would look the same as the existing building without the garage door; there would be a separate entrance. Additional parking had been addressed and painting of lines for the spaces would be done. L. Perugini advised that she would not have a high traffic area as most clients would not be coming to the office, only an occasional individual to drop off tax info. M. Barton also advised that a draft resolution was sent to the PZC. L. Perugini commented that storage containers would be moved and the property would be made more presentable. M. Barton stated there was no erosion, but asked to place some low-lying bushes in front of the property. M. Barton continued that she and G. McCarthy ad looked at the site, G. McCarthy did not have any problem with the drainage. M. Barton stated that she received Chesprocott approval.

Chairman Graveline asked for further comments. M. Barton stated that she is waiting for an updated floor plan and a more detailed site plan showing exactly what is there. Chairman Graveline asked for further comments; hearing no other comments, Motion made by A. Havican, seconded by B. Albert to close the public hearing for a Special Permit application for 24 Industrial Road for a 25'x40' addition to existing structure for Office space. Unanimous. **Motion** made by B. Alert, seconded by R. Russell to approve the draft motion for a Special Permit application for 24 Industrial Road for a 25'x40' addition to existing structure for Office space. Disc. M. Dreher advised that he would like the record to show that he was not aware that a Draft resolution was sent out and he did not review it, but did trust the other PZC members for their opinion. Disc. L. Perugini advised that once she receives the plans from the builder, she will give M. Barton a copy. Chairman Graveline called for a vote. 4 Approved/1 Abstained, M. Dreher. **Motion passes.**

**Old Business: On-going.**

A discussion was held on future text amendments including distance of 500 ft from a repair shop or gas station to a church; 1500 ft between filling stations and repair garages. Chairman Graveline commented that the sale of gasoline is now an accessory use to the actual convenience store. M. Barton stated that if the PZC had recommendations for amendments to the Zoning regulations, to please submit their requests to her.

**Land Use Inspector's Report:**

- 16 Old Logtown Road – Moving slowly, rented space on 123 Union City Rd, cleaning up yard
- Illegal repair garage on New Haven Rd; there are several cars without registrations.
- Several rooster complaints; Rooster, 26 Spring Rd, had been removed.
- Junk Car complaints.
- There is a new house permit on Lombard Dr; Height at peak of roof 34.5 ft
- 99 Union City Rd; waiting for septic system design. John Gabel, CT Consulting Engineer has now been hired.
- Tents will be used at LRMS and PES for cafeteria purposes. Social distancing will be used. M. Barton advised that the Fire Marshal and the Building Official would need to inspect. Per the Executive Order by the Governor, specific guidelines would need to be followed. The dates for the request for the tents are from 8/25/2020 to at least 11/1/2020.
- The funeral home @ 122-124-126 Waterbury Rd they may be in the process of working on their building plans. The applicant is currently at the old location due to there being a 3-year lease in place.
- M. Dreher commented on the 'Wavy' sign for the computer business on 148 Waterbury Rd and the premise being in the gateway. M. Barton stated that she had been in contact with the owner and will reconnect.
- The Fence at Dollar General and the Trash; M. Barton stated that she has been in contact and will continue to contact the general headquarters. M. Dreher commented that the merchandise for sale in the front of the exterior of the building had not been permitted and questioned why it was taking so long to have removed. M. Barton advised that in the original resolution this was not permitted, when the owner of the property came back to the Commission, the PZC advised that seasonal items were ok to store out front for retail, but it was then rescinded. M. Barton advised that due to COVID-19, she was now giving commercial properties some leeway.
- Rte 69 Automotive, should be attending the next meeting. B. Albert commented that the owner has been working on cars. M. Barton stated that she will contact DMV. In the midst of the discussion, M. Barton lost contact with the Commission.

**Motion** made by A. Havican, seconded by R. Russell to place Land Use Inspector's verbal report on file.

**Unanimous.**

**Public Participation:** None

**Adjournment:**

**Motion** made by A. Havican, seconded by B. Albert to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:42 p.m.

*E. Gil Graveline*  
*PZC Chairman*