

# PLANNING & ZONING COMMISSION



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November 10, 2021  
Meeting Minutes

1. **Call to Order:** Meeting called to order at 7 PM.

**Members Present:**, Scott Davidson, David Niemenin, Steve Stephanski and Alternate Members Judith Allik

**Members Absent:** Tom Sweet, Patricia Wray, Max Hallowell, John Savage

2. **Seating of Alternates:** Judith Allik

3. **Approval of Minutes:**

Commission members reviewed the minutes of September Meeting. Motion to approve September minutes made and seconded (D. Niemenin/J.Allik). *MOTION PASSED Unanimously*

4. **Addition to the Agenda:** Schedule of Meetings. Meeting will continue to take place on the second Wednesday of each month at 7 PM. Motion to approve made and seconded by (J.Allik/D. Niemenin) *MOTION PASSED Unanimously*

5. **Old Business:**

#760 Dunkin Donuts, 251 Main St., seeking a site plan approval for a storage shed. Members reviewed the application with a representative for Dunkin Donuts (Rachel) including photos. A Motion to decline the application due to the shed not fitting the application (it is a temporary structure) was made and seconded (J. Niemenin/J. Allik), The Motion to decline was withdrawn (J. Allik/D. Neimenin). After much discussion between the members and representative, the application was withdrawn by the representative.

6. **New Business:**

#762 GHNN Holdings LLC, 86-128 Brown Rd. Subdivision. D. Niemenin recused himself due to personal connection with the property will and abutting land. John Faulice presented plans and asked questions. 1. Does this need a public hearing. 2. Will open spaces be required. A lengthily discussion took place round both subjects the J. Guskowski (Planner) being asked for recommendations. After much more discussion the following motions were made:

1. Motion to accept the application, made and seconded by (S.Stephanski/J.Allik) *MOTION PASSED Unanimously*
2. Motion to not require a public hearing, made and seconded by S. Stephanski/J.Allik, *MOTION PASSED Unanimously*
3. Motion to accept fee in lieu of Open Spaces for 86-128 Subdivision, made and seconded by (J.Allik/S.Stephanski) *MOTION PASSED Unanimously*
4. Motion to accept 10% fee of the purchase price of the property (\$191,000) equating to \$19,100, made and seconded by (S. Stephanski/J.Allik) *MOTION PASSED Unanimously*

David Niemenin is participating fully in the meeting again.

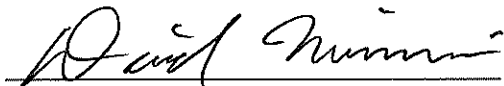
**Correspondence:** Letter/email from the First Selectman regarding interviews taking place for the Planner position and information regarding the marijuana ordinance.

8. **ZEO Report:** Peter was not in attendance.

9. **General Planning Discussion:**

Welcomed new members, congratulated re-elected. Discussion regarding the rewriting of regulations. Request was made for binders for each member and alternate to include Zoning Regulations, Subdivision Regulations and other important information.

10. **Adjourn:** A motion to adjourn 8:28 PM was made and seconded (S. Stephanski/D. Niemenin). *MOTION PASSED Unanimously*



Scott Davidson, Chairman

David Niemenin Sec.