

# PLANNING & ZONING COMMISSION



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**December 8, 2021  
Meeting Minutes**

1. **Call to Order:** Meeting called to order at 7:05 PM by D. Niemenin. S. Davidson took over meeting at 7:07 PM

**Members Present:** Scott Davidson (Zoom), David Niemenin, Steve Stephanski, Joe Zonfrilli and Alternate Members Judith Allik, Brian Muschiano

**Members Absent:** Tom Sweet, Patricia Wray

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

3. **Approval of Minutes:**

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

4. **Addition to the Agenda:** None

5. **Citizen Comments:** None

6. **Old 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 revised plans and answered questions regarding driveways and Open Spaces payment. A motion was made and seconded (S. Stephanski/J. Allik) to approve the application with 2 modifications (driveway cross sections and lump sum payment for Open Spaces). *MOTION PASSED Unanimously*

David Niemenin is participating fully in the meeting again.

7. **New Business:**

#763 Paul L'Hereux & Michael Salemi: 173 Cambell Mill Rd. Subdivision. Owner were not present for this meeting. Motion to accept the application, made and seconded by (S. StephanSki/D. Niemenin) *MOTION PASSED Unanimously*

## **Election of Officers**

Motion made and seconded (D. Niemenin/J. Zonfrilli) to nominate S. Davidson for Chairman

Motion made and seconded (J. Allik/D. Niemenin) to nominate S. Stephanski for Vice Chairman

Motion made and seconded (S. Davidson/S. Stephanski) to nominate D. Niemenin for Secretary

*All MOTIONS PASSED unanimously*

8. **Correspondence:** S. Davidson received letter from the Water Authority and forwarded it on to P. Zvingilas

9. **ZEO Report:** Update on Al Daignault's Brew Pub and complaints regarding shooting range on Brown Rd. (no new complaints received).

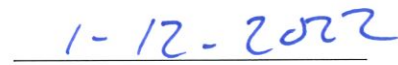
10. **General Planning Discussion:**

John Guskowski, Planner, introduced himself and his background. Discussed the rewriting of regulations, affordable housing, legal cannabis retailers and growers, accessory apartments and the CT Community Challenges Grant. Request was made for a volunteer to sit on the Affordable Housing Committee, S. Stephanski volunteered.

11. **Adjourn:** A motion to adjourn 8:17 PM was made and seconded (S. Stephanski/S. Davidson). *MOTION Passed Unanimously*

Approved:

  
\_\_\_\_\_  
Chairman/Authorized Signer

  
\_\_\_\_\_  
Date