

# PLANNING & ZONING COMMISSION



115 Main Street  
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**October 12, 2022  
Meeting Minutes**

1. **Call to Order:** Regular Meeting of the Planning and Zoning Commission called to order at 7 PM.
2. **Members Present:** Scott Davidson, Pat Wray, Steve Stephanski, Joe Zonfrilli & Alternate Juliet Hodge  
**Members Absent:** David Nieminen and Alternates Tom Sweet & Brian Muschiano
3. **Seating of Alternate:** Juliet Hodge
4. **Approval of Minutes:** Motion to approve September Minutes with modifications made and seconded by J Hodge/P. Wray *MOTIONS PASSED Unanimously.*
5. **Addition to the Agenda:** 2023 Schedule of Meetings
6. **New Business:**
  - PZ 22-1 – Proposed Subdivision at 61 North Shore Rd. – Robert Ruppel

Mark Sullivan along Rob Ruppel Jr and Robert Ruppel Sr. presented plans to subdivide his lot from one to two lots for son. A motion to approve the subdivision of 61 North Shore Rd. with modifications ( add not that lot is being created for a family member, Section8-25, add concrete marker, more driveway detail. was made and seconded by J. Hodge/P. Wray.

- Schedule of Meetings

A motion to approve the 2023 Schedule of Meetings, by continuing to meet monthly on the second Wednesday of each month at 7 PM was made and seconded by J. Zonfrilli/J. Hodge

7. **Old Business:**
  - a. Zoning Regulation Update / Discussion

J. Guskowski, Town Planner, provided printed copies of the regulations rewritten thus far (section 7) for further review. General discussion on the rewriting and formatting took place. John Guskowski agreed to work on sections 11 & 15 to be discussed the November meeting. The full discussion can be viewed on the Town of Voluntown YouTube page at:  
  
[https://www.youtube.com/watch?v=n8\\_EpXpLs-k](https://www.youtube.com/watch?v=n8_EpXpLs-k)
  - b. Cannabis Moratorium

J. Guskowski reported survey continued to get responses with a significant majority of respondents allowing recreational cannabis with regulation, only 1/3 preferred outright banned. General discussion took place regarding additional survey, zoning, getting a draft regulation to residents, special permit regulations, etc. Sample regulations to be presented at the next meeting. The full discussion can be viewed on the Town of Voluntown YouTube page at:

[https://www.youtube.com/watch?v=n8\\_EpXpLs-k](https://www.youtube.com/watch?v=n8_EpXpLs-k)

8. **Correspondence:** Planning & Economic Development Conference, Early notice of planned replacement of Forge Hill Rd. bridge, Well drilling & geothermal regulations.
9. **ZEO Report:** P. Zvingilas was present via Zoom. A brief update was given on the progress of the Brown Rd. Subdivision

10. **General Planning Discussion:** J. Guskowski gave updates on the following topics

Methodist Meeting House Demolition

Parks & Recreation Master Plan

STEAP Grant

The full update can be viewed on the Town of Voluntown YouTube page at:

[https://www.youtube.com/watch?v=n8\\_EpXpLs-k](https://www.youtube.com/watch?v=n8_EpXpLs-k)

11. **Adjourn:** Motion made and seconded by J. Hodge/to adjourn, with no objection, meeting adjourned at 8:00 PM

Approved:



Chairman/Authorized Signer

11-9-2022

Date