

Received 10/21/25  
10:47 AM Jodi Moore, ATC

**PLANNING & ZONING COMMISSION  
JOINT WORKSHOP WITH CONSERVATION COMMISSION**

Wednesday, October 15, 2025

7:00 P.M.

Third Floor Town Hall and Via ZOOM

**MINUTES**

**Call to order**

Chairman DeFelice called the meeting to order at 7:00 p.m.

**Roll Call**

In attendance: Chris Balay, Frank DeFelice, Jim Piotrowski, Jim Martinelli, Josh Eddinger, Janet Morganti, John DeNunzio,

Absent: Kyle Mosher, Phil Augur, Michael Fumiatti, Angela Helfrich, Michael Dahlheimer

Others in attendance: Robin Newton; Town Planner, Pat Benjamin; civil engineer, other members of the public

**Seating of Alternates**

Jim Martinelli seated for Phil Augur

John DeNunzio seated for Kyle Mosher

**Amendments to Agenda**

None

**Approval of Agenda**

A motion was made by C. Balay, seconded by J. Piotrowski to approve the October 15, 2025 meeting agenda as presented. All aye, motion passed

**Public Comment**

None

**Town Planner/ZEO Report**

None

**Receipt of Applications**

None

**Public Hearing: Mavani Enterprises LLC, Special Exception for a gas station, 1041 New Haven Road**

A motion was made by C. Balay, seconded by J. Piotrowski to exit the regular meeting and enter public hearing. All aye, motion passed. All members seated for the regular meeting remain seated for the public hearing

Pat Benjamin, civil engineer, was present on behalf of the applicant. 1041 New Haven Road is the Quick Stop, was previously Aubrey's Auto Center. Applicant is applying for special permit for four islands with 8 gas pumps and canopy as is allowed under the Commercial Regulation Section 5.3. Noted abutting industrial zones and wetlands. Existing 4000sq ft building and garage. Noted entrances, exits, parking, and utilities. Discussed landscaping plans.

F. DeFelice read a letter with comments from Nathan Jacobson into the record. Comments are as follows:

1. Reference should be provided for the elevation datum to be used in the topographic survey
2. The existing site access driveway curb cuts are 21 ft wide for the northerly entrance/exit and 23 ft wide for the southerly entrance/exit. Normal access drive width design is 24 ft. With an increase in site vehicle activity due to the fueling station addition, the design engineer should address if the width of the existing entrance/exits drives can be increased to 24 ft.
3. A new water supply well is proposed and the existing well is to be abandoned. The design engineer should verify that the existing septic tank and leach field system fall outside of the 75 ft. sanitary radius of the proposed well site.

4. Approval by the Durham Inland Wetlands and Watercourses Agency will be required for activities proposed within the wetland review area
5. Parking stalls for existing parking stalls No. 5 through 13 should be shown with stall dimensions, including dimensions of the one handicapped accessible parking stall. Dimensions of other proposed parking stalls should be labeled.
6. Will concrete pad be provided over the two proposed 12,000 gallon underground fuel tanks?
7. The fuel island concrete slab is proposed at elevation of 337.1 This elevation will require removal, regrading and replacement of certain surrounding area of existing paved surfaces. These areas should be identified on the plan with applicable spot elevations and a revised contour line for the 338 elevation contour
8. Correction is required for the proposed spot elevation 392.2 at the south entrance/exit drive and the existing spot elevation 399.2 at the north entrance/exit drive
9. Stormwater Infiltration/Scour Pads
  - a. Soil test pits should be conducted at the location of the two infiltration/scour pads to determine soil profiles and groundwater elevations for design, with the base elevation of the infiltration/scour pad rip-rap stone set above seasonal high groundwater elevation
  - b. A cross section detail should be provided for the infiltration/scour pads with identification of any topsoil removal as may be required and placement of any required fill to subgrade
  - c. Provide spot elevations for the base and surface elevation of the infiltration/scour pads
  - d. The infiltration/scour pads are intended for detention and infiltration of the stormwater quality volume within stone voids. A berm of soil will be needed on the outer edges of the infiltration/scour pads to detain and infiltrate the stormwater quality volume and prevent the water from just flowing horizontally out from the stone voids
  - e. For the northerly infiltration/scour pad, provide spot elevations between the paved surfaces and entrance side of the infiltration/scour pad to show how water flow will be directed from pavement into the infiltration/scour pad
  - f. For the southerly infiltration/scour pad, a soil berm will be needed on the southwest end to prevent flow directly onto the adjacent Grenier property
10. The landscaping plan noted 11 Giant Arborvitae to the south of the south entrance/exit drive, however 12 are shown on the plan
11. The existing vegetation line should be shown in the parking lot expansion area and a clearing limit line shown
12. The erosion and sediment control plan should include provisions for the discharge of dewatering water that will occur during installation of the two 12,000 gallon underground fuel storage tanks
13. Details for lighting of the fuel island canopy should be provided, including full lamp cutoffs to prevent off-site glare at adjacent properties. The Commission should determine if a photometrics plan should be provided to show the degree of site lighting from the fuel island canopy.

R. Newton noted that the photometrics and some architectural rendering was lost after the application was resubmitted, provided a copy to the commission members

F. DeFelice read a letter from Robin Newton, Town Planner, into the record with staff comments

#### Public Comments

- Jack Trifilo, Emergency Management Director, expressed that the applicant will be able to provide gas for resident's generators during emergencies as well as sell small food items. Stated that he suggested the applicant add the generator. Expressed support for the proposal
- Mark Schultz, neighbor across the street from the applicant, asked how tanker trucks will maneuver into the gas station without stopping traffic on Rt 17, applicant replied that there is a 24' wide south entrance with plenty of room to turn. Mark Schultz also asked about customer parking, signage, and what fuel company the gas station will be using. Applicant replied that there are 21 parking spaces which is over the required 19, there is no signage change, and the fuel company choice is outside the scope of the planning and zoning commission

#### Commission Comments

- Josh Eddinger asked what types of fuel will be provided and for clarification on curbing. Applicant replied regular, premium, and diesel and pointed out curbing and water sheet flow locations. Briefly discussed grading
- Frank DeFelice asked about the color temperature of the lighting
- Discussed lighting, suggested requiring lights be turned off at 9pm

A motion was made by C. Balay, seconded by J. Morganti to close the public hearing and reenter the regular meeting. All members seated for the public hearing remain seated for the regular meeting.

A motion was made by C. Balay, seconded by J. Eddinger to approve the application of Mavani Enterprises LLC/1041 New Haven Road with the following conditions:

- a. Trucks/trailer rental business to cease
- b. Nathan Jacobson comments #12 Dewatering and #9 cross section
- c. Canopy lighting to be turned off after 9:00pm/ 3000k color temperature
- d. Emergency generator to be operational prior to start of gas service
- e. Canopy to be constructed with gabled architectural design

All aye, motion passed.

### **Zone Change Draft Text Amendment**

R. Newton reviewed the changes in the draft text amendment, changed sign notice to 10 days to match abutter notice requirements and added language about signage not being applicable to zone changes being initiated by the Planning and Zoning Commission

A motion was made by J. Eddinger, seconded by J. Piotrowski to set November 19, 2025 as the public hearing date for text change zone change application requirements. All aye, motion passed

### **Special Exception Notice Requirements**

R. Newton reviewed the changes in the application procedure. Changed \$40 fee to language which refers to town ordinance section 12-2 for fees. Added language to require signs and notice to abutters within 10 days

A motion was made by C. Balay, seconded by J. DeNunzio to set November 19, 2025 as the public hearing date for special exception application procedure. All aye, motion passed

### **Payment of Bills**

None

### **Minutes of Previous Meetings**

- a. September 17, 2025
  - a. Noted typo "Josh Morganti"
  - b. A motion was made by J. Martinelli, seconded by J. Piotrowski to approve the minutes of the September 17, 2025 meeting as corrected. All aye, motion passed
- b. October 1, 2025
  - a. A motion was made by J. Morganti, seconded by J. DeNunzio to approve the minutes of the October 1, 2025 meeting as presented. All aye, James Piotrowski and James Martinelli abstained. Motion passed

### **Miscellaneous**

F. DeFelice stated he has been asked to participate in a Riperian Protection commission in Hartford for protection along waterways, first meeting was last Friday. Noted that the commission will be an advisory panel to make recommendations to the legislature for inland wetlands regulations

Discussed potential for state to eliminate local planning and zoning boards, noted California did so

R. Newton gave brief update on the POCD, noted recreation sent in worksheet

### **Adjournment**

A motion was made by J. Morganti seconded by J. DeNunzio to adjourn. All aye, motion passed; meeting adjourned at 8:08p.m.

Respectfully submitted,  
Nicole Charest  
Town Clerk, Recording Secretary

To view meeting:

[https://us02web.zoom.us/rec/share/Opf\\_J47hD\\_D\\_Ip6A\\_kiaorOL8WQWZy-tFXM8urYI9ZBCuwBtZ0MIHox7SZrV95c-.UyEVey8aEzyiEnfu](https://us02web.zoom.us/rec/share/Opf_J47hD_D_Ip6A_kiaorOL8WQWZy-tFXM8urYI9ZBCuwBtZ0MIHox7SZrV95c-.UyEVey8aEzyiEnfu)