1. **Roll Call**
   Chairman George Closson calls the meeting of August 14th, 2023, Planning and Zoning Commission, to order at 7:00pm. In attendance are P&Z board members Peter Marchand (Vice-Chairman), Willard Platt, John Cooney, Charlene LaVoie (seated voting member in the absence of Craig Sanden), Adam Quagiaroli (alternate, at 7:03PM), Troy LaMere (alternate, at 7:03PM) and Craig Sanden is absent excused. Also in attendance are Lance Hansen, Town Planner, and Bill Pietrefase, Building Official.

2. **Public Comment**
   None

3. **Agenda Review**
   Peter Marchand makes a motion to add Mark Cannavo to the agenda under “Public Hearings”. John Cooney seconded the motion and the board unanimously approved.

4. **Public Hearings**
   Mark Cannavo with a self-explanatory, well-planned, and permitted project.

   PZC #23-7
   Special Permit – 30-day temporary Earth Excavation application and creation of Avery Farm
   Applicant/Owner – Scott Bachand
   Location - 257-259 Torringford Street (point location 41.8909, -73.0648)
   Proposal – Request for removal of screened stone to create hay farm fields, Christmas tree farm, and fruit trees.

   Bachand has been instructed to come to this meeting with new plans regarding the excavation work on his property. Mr. Bachand did not submit the required documentation for special permit.
   Neighbor, Aaron Steeves (261 Torringford Street), poses the question, “Is the Inland Wetlands Commission permit obtained by 257-259 Torringford Street transferrable amongst owners?” Chairman Closson requests a finite answer from the town attorney.

   A motion is made by Peter Marchand to close PZC #23-7. Bachand is in violation of what this commission/agency needs and has required from him. Willard Platt seconds the motion, and the board unanimously approves.

5. **Old Business**
   PZC #23-7
   Special Permit – 30-day temporary Earth Excavation application and creation of Avery Farm
   Applicant/Owner – Scott Bachand
Location - 257-259 Torringford Street (point location 41.8909, -73.0648)
Proposal – Request for removal of screened stone to create hay farm fields, Christmas tree farm, and fruit trees.

Peter Marchand makes a motion to deny PZC #23-7 without prejudice due to lack of proper documents. John Cooney seconded the motion and the motion passed unanimously.

6. New Business
PZC #23-10-1
Site Plan Approval – Automotive Sales and Repair
Applicant – Ahmen Bedir
Owner – Rukhma Zoonash LLC
Location – 161 Main Street
Proposal – Request for auto repair from previous special permit approval, including requirements for employee and customer parking spaces, dumpster screenage, signage and hours of operation.

Need to come up with a plan and submit a complete application. Chairman Closson recommends getting a packet from the State of CT to show exactly what is involved and what is needed for the site plan. Approval is needed from the state of CT (licensure) and site plan approval from this commission. The Commission requests that Mr. Hansen put together a packet with forms to fill out to get the process moving forward.

7. Other Business
A) Continued discussion regarding driveway regulations (CONTINUED TO AUGUST 28, 2023)
B) ECAD temporary certificate of use for dog training facility located at 149.5 Newfield Road and Notice of Violation and Order to Correct.

Discussion of 500+ feet of solid fence to go around ECAD’s property, as mitigation to the 2016 approval from this commission. The commission needs to get ECAD something in writing to describe the conditions and timeline for which the fence needs to be constructed. Peter Marchand makes a motion to approve a 60-day extension from August 15th, 2023 for temporary CO at 149.5 Newfield Road to give the applicant time to install and 8 - foot high solid cedar fence (513 feet) around the property. All other 2016 PZC approval conditions must be completed by August 21st, 2023. John Cooney seconds and the board unanimously approved.

8. Approval of Minutes
Peter Marchand makes a motion to approve the June 26th, 2023 PZC Meeting Minutes and Approve as Amended the July 10th and July 24th 2023 PZC Meeting Minutes. John Cooney seconded this motion and the board unanimously approved.
July 10th “approval as amended” changes - Charlene LaVoie (seated voting member in Craig Sanden’s absence) and Motion made by Peter Marchand to continue with the public hearing of PZC #23-10 until July 24th’s meeting, seconded by Willard Platt.
July 24th “approved as amended” changes - Adam Quagliaroli (seated voting member in Craig Sanden’s absence).
9. **Adjournment**  
John Cooney makes a motion to adjourn. Peter Marchand seconded and the motion is unanimously approved.

Respectfully submitted,

Lauren Dombrowski, CCTC