1. **ROLL CALL**
Chairman George Closson calls the meeting to order at 7:01PM. In attendance are Vice Chairman, Peter Marchand, John Cooney, Craig Sanden, Williard Platt, Charlene LaVoie (Alternate), Adam Quagliaroli (Alternate, 7:02PM). Also in attendance are staff members Lance Hansen (Town Planner), Jim Rollins (Director of DPW) and Geoffrey Green (Assistant Town Planner).

2. **PUBLIC COMMENT**
None.

3. **AGENDA REVIEW**
None.

4. **OLD BUSINESS**
   A. 149.5 Newfield Road ECAD request for modification of operations.
   Representing and speaking on behalf of ECAD is Attorney David Sherwood and ECAD employee Carrie Picard.

   A motion is made by George Closson to accept ECAD’s request to modify operations:
   “Operating hours for dog training exercises / instruction will continue to occur from 8:00am – 6:00pm with other residential / routine vehicle traffic occurring typically within the 7:30am – 7:30pm window of time. No training activities by ECAD staff and/or volunteers will occur outside of the approved hours of operation. No events will occur on the property outside of the approved hours of operation. If hours need to be adjusted, a new application is required to be submitted to the Planning and Zoning Commission for consideration” Craig Sanden seconded this motion, and the board unanimously approves.

5. **PUBLIC HEARINGS**
   A. Public Hearing for proposed driveway regulations.
   Discussion: speakers include Jim Rollins, Director of Public Works, Troy LaMere of 51 Morgan Drive, and Dakota Hock, owner of DM Hock Enterprises.

   George Closson makes a motion to continue the discussion and adoption of the proposed driveway regulations at the next meeting, December 11th, 2023. Craig Sanden seconded the motion, and the motion was unanimously approved.

6. **OTHER BUSINESS**
None.
7. NEW BUSINESS
None.

8. APPROVAL OF MINUTES: October 23, 2023
   Peter Marchand makes a motion to accept the October 23, 2023, PZC Meeting Minutes. John Cooney seconded the motion, and the motion was unanimously approved by the board.

9. COMMUNICATIONS
   A. Letter from Pullman & Comley regarding Greenskies Clean Energy LLC intent to the Connecticut Siting Council for approval of a 3.74 MW AC Ground-mounted Solar Photovoltaic facility on property located along Spencer Hill Road.
   
   B. APPROVAL OF 2024 MEETING SCHEDULE *
       Added during Meeting *
       Peter Marchand makes a motion to accept the 2024 PZC Meeting Schedule. John Cooney seconded the motion and the board unanimously approved.

   C. Assistant Town Planner Geoffrey Green provides the group with enforcement and zoning updates.

10. ADJOURNMENT
    Motion to adjourn the meeting at 8:40PM by George Closson, seconded by Peter Marchand and the board unanimously approved.

Respectfully submitted,
Lauren Dombrowski, CCTC
Assistant Town Clerk
Board Clerk