

**WOODSTOCK PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 15, 2021 – 7:30 PM – Meeting Room 1**

MINUTES

I. REGULAR MEETING – 7:30 PM

- a) Call to Order: J. Gordon called the meeting to order at 7:39 p.m.
- b) Roll Call:
Members Present: Jeffrey Marcotte, Nancy Fraser, David Morse, Gail Dickinson, Jeffrey Gordon, Dean Gould (Alternate), Joseph Adiletta,
Absent: Syd Blodgett, Timothy Young, Mark Blackmer, Doug Porter, Dwight Ryniewicz
Noted for Record: Quorum
Others Present: Delia Fey, AICP, Senior Regional Planner, NECCOG; Tina Lajoie, ZEO; Norm Thibeault, P.E., Killingly Engineering; Bruce Woodis, LS, KWP Associates; Pete Parent, L.S., Clough Harbor & Associates and members of the public
- c) Pledge of Allegiance: J. Marcotte led the Pledge of Allegiance.

G. Dickinson mentions the passing of Patrick Smith last week. Mr. Smith has done an awful lot for this town and with his wife, Bet Zimmerman Smith, had donated land and are responsible for the Rocky Hill Refuge, and a wildlife sanctuary next to Roseland Park that will become a part of the Park. PZC to send letter of condolences and to have a moment of silence at 8pm.

II. MEETING RULES AND GUIDELINES: Chairman Gordon briefly reviewed the meeting rules and guidelines for in-person meetings as well as the rules for public hearings.

III. DESIGNATION OF ALTERNATES: D. Gould was seated.

IV. CHAIR'S REPORT: Chairman Gordon thanked Commissioners and staff for their ongoing work with the Planning & Zoning Commission. He noted documents were received after the deadline but were included as handouts during the meeting.

V. CITIZENS' COMMENTS: none

VI. MEETING MINUTES:

- a) June 17, 2021 Regular Meeting: Motion was made by J. Adiletta, and Seconded by J. Marcotte, to Approve the June 17, 2021 Regular Meeting minutes as presented. D. Morse abstained, the rest of the Commission is in favor. The motion carries.

VII. PRELIMINARY DISCUSSION: None

VIII. PUBLIC HEARING – 7:45 PM

- a. SP-M2-96-04 – 130 Brockway Road – GED Enterprise, LLC dba Bradford Standing Seam – 58' x 60' building for contractor's business

J. Gordon reviewed the application submission requirements, with specific requirements noted:

- The two required legal notices were published on July 2nd and 9th in the Woodstock Villager. The sign by the road was posted, the abutters were sent notices per the addresses provided on the NECCOG GIS. The application is deemed complete and fees paid.

- IWWA approved on 5/3/21.
- NDDH approved on 6/1/21
- Correspondence received from the Fire Marshal dated 2/26/21 and 3/5/21 via email.
- Letters were submitted by David & Evelyn Bourque dated July 11th and Michael Creedon dated July 8th.
- E&S Bond Estimate with 10% contingency: \$4,702.50

Norm Thibeault, PE, Killingly Engineering and applicant representative presented the details of the application as a modification of a previously issued special permit for an auto repair business: The site has one existing building of 1,830 SF to be used for storage of materials and tools, etc. and there is one metal building proposed for construction of 3,480 SF that will have an office and garage space to park work vehicles. The applicant has a commercial roofing business that will use both structures for the business. This site will serve as the 'headquarters' for the business and has 6 employees and so is low impact. The employees are only onsite for a short time then they relocate to the job site to return at the end of the day to park the work trucks therefore there will be very little traffic throughout the day. As far as delivery of materials, the standing seam metal roofing materials are delivered to the job site. The only materials to be delivered and/or stored on-site is for minor items such as screws, fasteners and edge molding which is delivered in a UPS type truck typically once a week. Thibeault states the use has been abandoned.

Mr. Thibeault details how the application meets the Special Permit Evaluation Criteria:

- i. The proposed use is allowed by the Woodstock Zoning Regulations by Special Permit.
- ii. The plan is consistent with the POCD and the Plan of Open Space & Conservation. Most specifically the project will not tax or diminish natural resources and all proposed activity will be substantially within the previously disturbed area.
- i. **Noted:** There is evidence of historical gravel excavation on-site. This area will be graded down and spread on-site. The previous gravel excavation had gotten very close to the water table. The proposal will alleviate this condition.
- iii. The project will not result in off-site impacts on the environment, the rural character of the area, property values or reasonable use and enjoyment of properties.
- i. **Noted:** This site has previously been used for a commercial use for many years so this is a continuation of the commercial use.
- iv. The project will not result in adverse impacts to ground or surface waters nor endanger drinking water supplies.
- v. NDDH approved the septic system on 6/1/21.
- vi. The site will utilize an existing driveway from Brockway Rd. Sightline is adequate and is not a safety concern.
- vii. There is no concern for access of emergency vehicles.
Noted: Fire Marshal has raised some concerns regarding access for emergency vehicles. Thibeault feels the main concern is this is a dirt road. The applicant is not proposing to do any sort of paving.

J. Gordon, noted the time of 8p.m. for a moment of silence in remembrance of Patrick Smith.

- viii. The proposed business will not adversely impact public health, safety or welfare.
- ix. Regarding the following standards:
 - a. The site is adequately screened with an existing vegetated buffer. The 60' vegetated buffer along Brockway Rd and the 170' vegetated buffer along the easterly property line shall remain.

- b. There are no direct stormwater discharges proposed. Roof water will be encouraged to sheet flow overland.
- c. The plans show silt fence to be installed downgradient from the proposed building. Site excavation and earth removal will be kept to a minimum and will be to create a reasonable grade for the proposed building and septic system.
- d. Lighting will be minimal and dark-sky compliant with sconce lighting on the building.

Re: Traffic – There is a traffic statement submitted: The proposal will not present significant traffic as the applicant only has 6 employees coming to the site in the morning and at the end of the day. Deliveries will typically be limited to once a week by a UPS or FedEx type truck.

Delia Fey states the E&S Plan meets the requirements of the Regulations, also if the Commission deems it sufficient I recommend the E&S Plan be certified as required by the regulations and the CGS 22a-329. Jeffrey Gordon states this can be done in the Post-Public Hearing deliberation.

J. Adiletta asks if the applicant will be willing to state on the record and the mylars that the fire marshal has indicated the site will be compromised site for a fire emergency and therefore compromised for ambulance service. It can be helpful if the applicant states for the record they are aware and accepts that about the site. Norm Thibeault states they have no objections to including that as a notation on the plans if the Commission is comfortable with that. He states for the record the applicant is aware of the fire marshal's email and concerns. Thibeault states there is very low level of use since the roofing work is done at the job sites.

J. Gordon speaks of the fire marshal's high recommendation, in his email, for a fire alarm system tied into a central station. He asks the applicant what their plans are in response to this recommendation. It was clarified that Brockway Rd is narrow at 16' - 18' wide and is 2-way. There are pull-offs along the road. Discussion ensued as to the route trucks would take entering the site, it is expected they would come off Rte 171/198, turning onto Hawkins Rd and then immediately onto Brockway Rd and then turn into the site. Brockway Rd is a town-maintained road. No input was provided by the Highway Foreman. The work trucks are vans to small 16' -18' box trucks.

J. Gordon asks about signage. Thibeault responded there was no need for a sign as there will be no clients showing up. Gordon states that any plans to change plans about signs or lighting they would need to come back to the PZC.

J. Adiletta asks if GED Enterprises operates elsewhere in town. Delia Fey, AICP, responded that several years ago Mr. Bradford had the metal roofing business and he had applied for a home occupation on a scenic road therefore he had needed to get approval for the driveway. The current applicant has purchased the business as well as this property with the intention of relocating to Brockway Rd.

G. Dickinson asked about how long the use has been abandoned to which Thibeault stated at least for several years, he is not sure. It was clarified by Delia Fey, AICP, Senior Regional Planner, NECCOG that the use may have been discontinued many years ago but that does not mean the use is legally considered 'abandoned'.

The proposed building complies with the zoning standards in terms of setbacks and height limitations (the building will be 25' tall).

The public is invited to speak:

Gary Daros, 180 Brockway Rd/ adjacent owner. He states there has been a couple of businesses run from the property. He states the town's maintenance ends at the gravel bank. He is in favor of the application. It was stated for the record that his notification was mailed to the address on record according to the NECCOG GIS.

Maryann Dube lives at the end of Brockway Rd. She requests confirmation that the site will not be open to the public. Thibeault responds that's correct.

Motion by J. Adiletta, seconded by J. Marcotte to close the Public Hearing. All in favor, motion carries.

b. SP-650-06-35 – 1438 Route 171 – Jamie Reynolds & Jordan Wells – construct 20-unit dog kennel
J. Gordon reviewed the proposal and noted for the record that the application is for mixed uses, a residential use with the dog kennel. He reviewed the application submission requirements, with specific requirements noted:

- The two required legal notices were published on July 2nd and 9th in the Woodstock Villager. The sign by the road was posted, the abutters were sent notices per the addresses provided on the NECCOG GIS.
- IWWA application is N/A
- NDDH approval is pending
- Correspondence received from the Fire Marshal dated 7/1/21 via email
- E&S Bond Estimate with 10% contingency: amount pending

Norm Thibeault, PE, Killingly Engineering and applicant representative presented the details of the application: The 5+ acre parcel has an existing home on the property where the applicants live and the proposed 20-bay kennel is to go on the site of what looked to be a garage. The business is to train dogs, and will provide doggie daycare service and boarding dogs. The applicants have also purchased the property behind them which is over 50 acres and the adjacent property to the right when facing the subject property.

Mr. Wells is from Tolland, CT. He has several years of professional experience in dog training. The building will have an office in the front with the kennels in the back and 3 parking spaces. There will be outdoor fenced in exercise runs. Customers will only be by appointment only so traffic will be managed.

In CT dog kennels are required to be licensed and registered per CGS 22-344 subsections 1-15 which details the requirements on the kennel design and for how the dogs are cared for. The building will be climate controlled and insulated which provides soundproofing. Dogs will bark as they normally do but when inside it should not be heard from the outside. The dogs will be exercised and since they are not under stressed conditions, they may bark less than dogs might at a dog pound. No land clearing is required to build the kennel as it will be constructed in the location of the previous structure and surrounding clearing. Waste will be disposed of as required by state statutes, it will be double-bagged and put in a dumpster. The kennels are required to be hosed down each day and that wash water will drain into a septic system and then it works much the same way a home septic system works.

The nearest residence is approximately 275' away to the east. The lot outside the area for the kennel itself is heavily vegetated with evergreen trees.

Mr. Thibeault details how the application meets the Special Permit Evaluation Criteria:

- i. The proposed use is allowed by the Woodstock Zoning Regulations by Special Permit.
- ii. The plan is consistent with the POCD and the Plan of Open Space & Conservation. Most specifically the project will not tax or diminish natural resources. And the applicants have acquired significant acreage consisting of 2 adjacent properties they intend to keep undeveloped. The project also proposes mixed uses in the same zone which is recommended in Population and Housing section of the POCD.
- iii. The project will not result in off-site impacts on the environment, the rural character of the area, property values or reasonable use and enjoyment of properties.
- iv. The project will not result in adverse impacts to ground or surface waters nor endanger drinking water supplies.
- v. The application was submitted to NDDH for review.
Noted: They have the perc test results showing the soils are very good. NDDH has indicated they can write a letter that the site is suitable. They have not yet gone ahead to do design the septic system and to get approved because they have not received approval. It is a significant expense if they do not know if they will be approved.
- vi. The site will utilize an existing driveway previously approved by the CTDOT.
Noted: The Fire Marshal, stated a concern in his email dated 7/1/21, about the driveway and sightline going east on Rt 171 and trying to exit the driveway due to the sign placement. Also, the CTDOT has required a sightline demonstration plan. Thibeault stated the current location is the best location for the driveway.
- vii. There is no concern for access of emergency vehicles.
- viii. The proposed business will not adversely impact public health, safety or welfare.
- ix. Regarding the following standards:
 - a. The site is adequately screened with an existing evergreen buffer.
 - b. There are no direct stormwater discharges proposed. Roof water will be encouraged to sheet flow overland.
 - c. The site plans show the location of the silt fence that will be installed downgradient of the proposed building. Only minimal grading will be required to build the new building.
 - d. Lighting will be minimal and consist of dark-sky compliant scone lighting on the building.
 - e. There is an attached diagram of the sign and the site plan shows the location of the sign.
Noted: The sign will not be internally illuminated and therefore will be compliant with Zoning Regulations.
 - f. The project is not located within a floodplain.
 - g. The proposed kennel will be 14' high and will be constructed in a style that mimics the existing residence.

Regarding traffic: The business will not generate significant traffic. All business activities such as training, kenneling or daycare of dogs is by appointment only and drop off and pick-up times are managed by the applicants. It is not anticipated that more than 2-3 cars will be at the site at any given time. The applicants have 8 dogs of their own so there would not be any more than 12 dropoffs/pickups on any given day.

J. Gordon, states the required traffic report must address sightlines. He refers to the correspondence from CTDOT also requiring a sightline demonstration which will need to be submitted for this application as well. We also need the E&S Control Bond estimate with 10% contingency.

J. Gordon requested confirmation on the lot frontage: 281.3' which meets the minimum standard of 150' for non-residential standards.

G. Dickinson requests details on the type of dog training. Mr. Jordan Wells responds that he trains obedience and hunting dogs as well as breeds German Shorthair Pointers.

D. Morse asks whether there will be gun training. Mr. Wells responds that he uses a blank pistol and sometimes a shotgun will be fired on the property for hunting dog training in the rear of the property. There won't be hunting dogs all the time, the front area will be the main training area.

The public is invited to speak:

Dan Gugliotti, Town Farm Rd and Dianna Dejon speak favorably as to the character and professionalism and ethics of the applicant, as they both have been clients.

Fred Fisher, owns two adjacent properties including 1478 Rt 171, he has an old well listed in the deeds going back before 1939, formerly used for the dairy farm that flows into the pond, that is 50' away from the septic system. He has 6 million gallons of water in his pond and he keeps his property for wildlife. He is concerned about his water quality and whether any pollution would come onto his property. He has no plans to develop his property. He plans on being a good neighbor and is open to making accommodations but has a plan with the Town to build a house. The previous owner had a trucking business and a never finished garage that collapsed from the weather. He made accommodations in the past for sight line and would be willing to do that again.

Thibeault has asked the owner about the old well and if his survey crew can go on to his property to locate the well. Thibeault explains that he has to locate the well to ensure he can meet the required 75' separation distance. He will show the well on the site plan (as later requested by Joe Adiletta). NDDH will need to review and approve in order to move ahead.

Frank Cordon, owns 1432 Rt 171, is concerned about the management of the business; the woods are only 20-30% evergreen and he is concerned about firearms being fired all year potentially. Firearms are fired is tolerated during hunting season which is different. He feels the business does not meet the requirement for minimal impact.

Mike Gehrig owns 1422 Rt 171, it's a historic property dating to 1690. He is opposed and does not want any commercial properties in his neighborhood. He is also concerned about impact on his property value from having commercial properties within 500' of his property.

Dan Rossi, 1432 Rt 171 lives across the street from the neighbor. He states the evergreen buffer is not as large as it seems on the plans. He mentions breeding puppies will lead to additional traffic. His home office is on that side of his house and feels the additional noise will affect him and the wildlife.

Dan Gugliotti states the proposed business will be very compatible with agricultural businesses in town.

J. Gordon states the statutory timeline has the 35th day for the hearing will be at the next meeting date, otherwise the applicant can agree to an extension of up to 65 days.

Motion by D. Morse, seconded by G. Dickinson to continue the public hearing to the August 19, 2021 at 7:45pm. All in favor, motion carries.

IX. NON-RESIDENTIAL ZONING PERMITS: None

X. NEW BUSINESS

a) 651-07-37 – 1015 Rt 198 – Carl and Patricia Noren – 2 lot subdivision

The application is complete with the exception of NDDH application which is pending. IWWA approved the application on July 12th. No public hearing is required for this minor subdivision.

Delia Fey, AICP, Senior Regional Planner wrote a memo reviewing the application dated July 13th. The memo will be sent to the PZC. To no fault of Bruce Woodis, the history of the lot shows it was actually created when documents were filed about a boundary line adjustment only it was not a boundary line adjustment and instead was really a division of land that didn't go through the subdivision process. That is why they have to go through the subdivision process now to make this a legal building lot.

This application is really a 1-lot subdivision with a boundary line adjustment. The adjustment is to provide land to the small front lot with the existing house, 1015 Route 198 to make it a conforming lot. The subdivision is to create the new lot for the new house that is the subject of this application. They paid for a 2-lot subdivision so I am recommending refunding the fees that were paid in error. The Fee Ordinance says required fees are nonrefundable but those are about fees that were paid correctly. J. Gordon adds that normally to do so would need to go through the Board of Selectman. D. Fey will follow up with a memo to T. Lajoie, ZEO and the Treasurer to which J. Gordon responds that sounds fine.

The E&S Bond estimate with the 15% contingency as required by the Subdivision Regulations is \$11,845. All Fey memos will be distributed to PZC members.

Bruce Woodis, KWP Associates prepared the subdivision plans for the Carl & Patricia Noren. Woodis explained the boundary line adjustment/ division was done by the previous owners. They sent notice to CTDOT asking for a review of their new driveway since this location is near the intersection near Rt 197 and is straight and flat with long sight lines in both directions. Woodis included the parcel history in the application as well as the map that was wrongly filed as a boundary line adjustment.

J. Gordon confirms with D. Fey the setbacks were met, and width of the driveway with Woodis, who stated the driveway is depicted as 16' wide so it is 12' wide with 2' shoulders. J. Gordon asks about whether the driveway can go within the setback, D. Fey responds that yes, that is allowed.

Motion made by G. Dickinson, seconded by D. Morse to table application #651-07-37 Carl & Patricia Noren, 1015 Route 171, 2-lot subdivision to the August 19, 2021 meeting. All in favor, motion carries.

XI. OLD BUSINESS

a) 647-03-31 – ~650 English Neighborhood Road – Phylis M. Gilbert Trustees c/o John Kennison – Map 5707, Block 14, Lot 5 – 3-Lot Subdivision

Pete Parent, L.S., Clough Harbor & Associates is representing the applicant.

D. Fey, AICP, Senior Regional Planner stated for the record that this application has received NDDH approval on 7/14/21, IWWA approved on 11/16/20 and confirmed on 4/12/21 that the decision is still valid considering the ledge issues, and the E&S Bond Estimates, with a 20% contingency are broken down by lot: lot 5: \$3,300; lot 5A: \$4,500 and lot 5B: \$4,140 and the application was reviewed by Suzanne Choate, P.E., Design Professionals on 4/13/21 and confirmed all concerns addressed via email on 7/8/21.

J. Gordon requested the length of the frontage on the original lot. Parent responded it is at least 1,700 ft. which allows the 3 individual curb cuts. Parent confirmed each driveway is at least 12' wide and that

through a few tests what was thought to be ledge was determined to be just Volkswagon-sized boulders.

Motion made by J. Adiletta, seconded by D. Morse to approve as presented with Erosion & Sediment Control bonds as presented for each individual lot: lot 5: \$3,300; lot 5A: \$4,500 and lot 5B: \$4,140 for the proposed #647-03-31 Phylis M. Gilbert Trustees c/o John Kennison, English Neighborhood Rd, 3-lot subdivision. All in favor, motion carries.

- b) 649-05-33 – Dividend Road – Angela Billings – Map 5130, Block 30, Lot 3 – convert lot into building lot

J. Gordon clarified this application that this application first requires the lot be voted on to approve it as a lot that can be built upon before the 1-lot subdivision can be voted on. This is due to the lot history as this parcel of land resulted from a subdivision as the excess land that was not approved for development at that time (Neal & Diana Otto subdivision from 1992).

J. Gordon discussed how the main thing that the Commission was waiting on was the widening of the driveway to 12' with 2' shoulders to be in compliance with the regulations. This change has been made to the plans. It is noted the plans do not show a revision date.

The IWWA approved the application originally on 6/7/21 and then because of needing to widen the driveway, including where it crosses the wetlands, the IWWA approved it on 7/12/21.

Diane Billings, the applicant's mother-in-law is there to represent the applicant.

The E&S Bond with the required 15% contingency has been submitted in the amount of \$3,139.50.

Discussion ensued as to whether this constitutes an activity on a scenic road due to the grassy path that is there now proposed to become a driveway. D. Fey responded that there is nothing in the application or on the site plans that is regulated by the Scenic Road Ordinance. The applicant has stated they will not do anything covered by the Ordinance. J. Marcotte disagrees that what is there now is a driveway as it does not look like it was ever approved as a driveway it is a grassy path or barway. J. Adiletta states it does not sound like any activities regulated by the scenic road ordinance are proposed to happen now. D. Fey states that if approved, she can send along the Scenic Road Ordinance so that the Billings can have it for future reference should they want to do something that is regulated by the Ordinance.

Motion made by J. Adiletta, seconded by G. Dickinson to approve this lot that is currently listed as a lot not to be built upon to a lot that can be built upon on Dividend Road. All in favor, motion carries.

Motion made by J. Adiletta, seconded by D. Morse to approve as presented with Erosion & Sediment Control bond of \$3,139.50 and not allowing any activity within the town Right-of-Way per the Scenic Road Ordinance for the proposed #649-05-33 Angela Billings, Dividend Road, 1-lot subdivision. All in favor, motion carries.

- c) SP-M2-96-04 – 130 Brockway Road – GED Enterprise, LLC dba Bradford Standing Seam – 58' x 60' building for contractor's business

G. Dickinson mentioned the Special Permit Criteria, specifically "vii. It will provide unhindered emergency vehicle access."

Delia Fey states to which G. Dickinson agrees that the road is not the applicant's responsibility. Also, the property has an existing approved Special Permit for an auto repair business which runs with the land, this is an application to modify the Special Permit.

J. Gordon discusses the Special Permit Criteria, each of the criteria must be met in order to approve a Special Permit. It is understood the applicant is not going to fix the road. The concern is whether there is unhindered emergency vehicle access due to the condition of the road. The Fire Marshal wanted to note the applicant should be aware of the road. This issue is, does the application meet the regulations? Or does it satisfy that because the applicant is aware of the road, does *that* meeting the regulations?

D. Morse mentions there is already a Special Permit there. D. Fey clarifies the existing Special Permit for an auto repair business was approved on 11/21/96.

J. Adiletta stated he did not know what 'unhindered' meant but the Fire Marshal did not say they couldn't get to it just sounds like it is slower and requires more careful driving of the fire equipment down the road. Hindered sounds like it would be not be passable by fire trucks and rescue equipment. It also seems disingenuous if there are residential properties on the same road if we say it is not unhindered and yet we don't talk about the access of emergency vehicles to the homes on the road. Presumably the fire department has fire protection for the homes on the road.

J. Gordon discuss putting a clear note on the plans about the concern regarding access, would this address the liability re: unhindered access?

D. Gould read the regulation to mean that the applicant is required to provide unhindered access from the town road into the property, which is how Delia Fey read the regulation. D. Morse and J. Gordon agree that the applicant's property does not hinder the access, it is the town road that hinders the access. Discussion ensues as to what unhindered access means and to where and what size business can be allowed on a dirt road as well as who can be required to make improvements to the road. D. Fey states it is her opinion that the regulation requires the applicant to provide unhindered access to the road from the property not to the nearest paved road or state road. J. Gordon stated state statutes allows Commissions to deny an application based on their over-arching responsibility of public health, safety and welfare.

N. Fraser agrees the interpretation that Commission cannot expect the applicant to better the access on the town recognized road, however, if you allow this application does it hinder the public health, safety and welfare? She requests the question to the town attorney be to also address not only his interpretation of this criteria but have him comment on the health, safety and welfare component.

J. Adiletta asks if they can ask the highway foreman and the fire marshal to look at the road again and provide their input. D. Fey explained they cannot get new information because the public hearing is closed and also the applicant and the public wouldn't be able to review and comment on it. Asking the town attorney to answer a question about the regulations is allowed.

The consensus is to get input from the town attorney on what unhindered access means and whether putting the note on the mylars will address that item.

Motion made by G. Dickinson, seconded by D. Morse to table application # SP-M2-96-04 – 130 Brockway Road – GED Enterprise, LLC dba Bradford Standing Seam to the August 19, 2021 meeting so as to get

Town Attorney Rich Roberts' input on the regulations as to special permit criteria "vii. It will provide unhindered emergency vehicle access" and if they have the statement put on the mylars stating the applicant understood the concerns raised about fire and EMS access, if that would be satisfactory to address issues of public safety.. All in favor, motion carries.

- d) SP-650-06-35 – 1438 Route 171 – Jamie Reynolds & Jordan Wells – construct 20-unit dog kennel – this was continued to August 19, 2021 meeting.

Discussion ensued as to hearing gun shots from one's property.

XII. ZEO REPORTS

- a) Office: T. Lajoie reported the new Zoning Enforcement Officer (and also the Wetlands Enforcement Officer) will start on July 19th.

Motion by J. Adiletta, seconded by G. Dickinson, to authorize Ashley Stephens to be an Agent of the Commission while keeping Tina Lajoie as the ZEO for the time being. All in favor, motion carries.

- b) Permits:

- c) Enforcement:

Questions were brought up about the following concerns listed below. Tina Lajoie, ZEO will follow up.

1. What Chris Mark is doing re: his home occupations and his plans for a 'circus' at the castle sometime this summer?
2. There was no progress on an issue with the Rogers Corporation.
3. Tree House Brewing, re: their license to sell hard cider. They were issued a state license and/or permits somewhat recently. T. Lajoie and the Town Attorney to follow up.

XIII. BUDGET REVIEW & BILLS:

Motion made by G. Dickinson, seconded by N. Fraser to pay the \$380.00 bill from Chase Graphics Inc., for 20 signs about PZC public hearings. All in favor, motion carries.

XIV. CORRESPONDENCE:

The CTDOT Notice of Hearing on August 5, 2021 at 10a.m. at DOT 2800 Berlin Turnpike, Newington, CT 06131 was noted for the record. It is about Docket No. 2104-N-27-L

Application: Rescue Transportation, LLC, 1696 Route 171, Woodstock, CT, to operate 3 motor vehicles in general livery service from a headquarters in Woodstock. T. Lajoie will look into whether they need a zoning approval for a business.

XV. ADJOURNMENT: Motion was made by G. Dickinson, and Seconded by D. Morse, to adjourn. The motion passed unanimously. The meeting adjourned at 10:43pm.

Respectfully submitted by Delia P Fey, AICP, NECCOG Senior Regional Planner. DISCLAIMER: These minutes have not yet been approved by the PZC. Please refer to next month's minutes for approval/amendments.