

PLANNING BOARD MINUTES
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: September 18, 2019

A. Call to Order

Ron Cervasio called the meeting to order at 7:00 p.m.

B. Roll Call

Planning Board Members: Ron Cervasio, Chair; Helen Hardy, Secretary;
Mike Carpenter, Lisa Johnston; and Anthony Renzi.
Excused: Jeff Sheldon

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials present: Denise L. DiFranco, Town Council President

Members of the public: Amita Rodman

C. Approval of Minutes

1) September 4, 2019

Mike Carpenter moved, Lisa Johnston seconded, to approve the minutes of Sept. 4, 2019 with corrections.

Discussion: Helen Hardy, Joanna Achille

Motion passed 4 – 0 – 1. Ron Cervasio abstained.

D. Correspondence

None

E. Blighted Buildings on Route 6

Ron Cervasio stated that he is planning to bring pictures of the blighted buildings that are a hazard to health, safety, and welfare of the citizens to the next meeting so the Planning Board will deliver them to the Town Council, and to present the complaints to the Zoning Official because he has to take action if there are complaints. Joanna Achille stated that as long as they are on the agenda they can be discussed. Jennifer Siciliano stated that she had put together a letter re: blight. Mr. Cervasio stated that when it is finalized it can be on the agenda to deal with at that time.

F. Proposed Draft Solar Ordinance – Review and Recommendation

Ron Cervasio noted there was a lawsuit going on in Richmond because of a change of zoning. He stated that he felt that the ordinance should include the provision that any major solar installation should be changed to “commercial” property, and to do this before the moratorium ends. Jennifer Siciliano suggested that the town should wait to see how the lawsuit is decided. If they rule in favor of the solar farm, can we still put it in our ordinance. Joanna Achille stated they should wait to see the ruling. Helen Hardy questioned if that would be “spot zoning”. Ms. Siciliano said it would not be a change of zoning but a different assessment.

Anthony Renzi questioned the 200' setback on all projects rather than on a case by case basis. Jennifer Siciliano said that this is not possible, you cannot have a Special Use permit and a dimensional variance at the same time.

Joanna Achille suggested that the Special Use permit also be allowed to have dimensional variances as an ordinance change. She further stated she will provide examples from other towns.

Ron Cervasio asked for a motion to add an agenda item.

G. *(added)* Truck Ordinance

Anthony Renzi moved to add an agenda item on the truck ordinance for discussion only. Mike Carpenter seconded.

Motion carried 4 – 0 – 1. Ron Cervasio abstained.

Anthony Renzi asked about Section 38-286 D and Joanna clarified accessory use or legal pre-existing use. Mike Carpenter suggested using Future Agenda Items to prevent things from being forgotten.

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H. Future Agenda Items

- Municipal Court
- Resources available to Volunteer Fire Departments RE: leasing / refurbishing
- Format for follow-up on Future Agenda Items
- Draft Solar Ordinance

I. Adjournment

Anthony Renzi moved, Mike Carpenter seconded, to adjourn at 7:30 p.m.
Motion passed 5 – 0.

Respectfully submitted,

Helen Hardy,
Secretary