

Planning Board Meeting Minutes
Hybrid Meeting, Benjamin Eddy Building and via Zoom™
Wednesday July 21, 2021

A. Call to Order

Chair Anthony Renzi called the Planning Board to order at 7:22 p.m.

B. Roll Call

Planning Board Members: Michael Carpenter; Hilary Downes Fortune, via zoom; David Paolissi; Chair Anthony Renzi; George Sackal; Secretary Helen Hardy.

Excused: Vice Chair Warren Ducharme.

Staff: Michael Antonellis, Planner; Joanna Achille, Solicitor.

Members of the Public: Renee Bevilaqua, attorney, Joe Carey, Chris Cabral, Lynne Rider, all via Zoom; Kyle Izzi, Donald Hammond; Partners' Auto Auction representatives Tim Behan, engineer, Mark David, owner's representative, William Wynne, attorney.

C. Approval of Minutes

Mike C. moved and David seconded the motion to approve the Minutes of the June 16, 2021 as corrected. Motion carried 6-0 (Mike C., Hilary, David, Anthony, George, Helen – aye).

D. Petition for Zoning Map Change, Recommendation to the Town Council; Plat 10, Lot 25C

Renee Bevilaqua, attorney, presented this application for David Paolissi, who recused himself.

Ms. Bevilaqua requested Planning Board approval to return this lot to General Business / Mixed Use. She noted that the property had formerly had this designation, that the surrounding properties already were designated GBM, and that the property fronts Danielson Pike (Rt. 6), a major thoroughfare. Mike moved and George seconded the motion to recommend this zone change to the Town Council.

Motion carried 5 – 0, (Michael Carpenter; Hilary Downes Fortune, via zoom; Anthony Renzi; George Sackal; Helen Hardy – aye; David Paolissi recused.)

E. Public Hearing, 150B, Plat 13, lot 24, Commercial Site Plan, Partners Auto Auction

George Sackal, an abutter, recused himself from this application, and joined the audience.

William Wynne, attorney, presented the application, a request to convert a residence on the site into office space, and removal of the temporary trailers currently used for offices.

Tim Behan, engineer, demonstrated on the plan the location of the current temporary trailers, the current residence, the existing wetlands, and the plantings completed as a requirement of the former application. He said that the DEM required an updated septic system, and that this was in process. Vehicle access to the office space will be via the main entrance to Partner's Auto Auction,

from Rt. 6, and 10 spaces are shown on the plan. Handicapped access and limited parking will be from the Snagwood Road side of the building.

The Quonset hut, also on the property, is scheduled to be removed once it is no longer occupied as a residence.

George Sackal, abutter, asked if any new pavement would be added or any grass removed (no).

Michael Carpenter moved and David Paolissi seconded the motion to approve the site plan as presented. After discussion of the process of vacating the Quonset hut, Mike amended his motion so that removal of the hut was not a condition of the application. David seconded the amendment.

Voting on the amendment, motion carried 5 – 0 (Michael Carpenter; Hilary Downes Fortune, via zoom; David Paolissi; Anthony Renzi; Helen Hardy – aye; George Sackal recused.)

Voting on the main motion, with conditions 1 – 4, motion carried 5 – 0 (Michael Carpenter; Hilary Downes Fortune, via zoom; David Paolissi; Anthony Renzi; Helen Hardy – aye; George Sackal recused.)

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- F.** Minor subdivision, 31 Hartford Pike, Plat 18, lot 19B. Applicant Kyle and Amelia Izzi and property owner Donald Hammond.
Chris Cabral of Crossman Engineering, Warwick, helped present this application.
Donald and Marilyn Hammond, the current owners of this +/- 47 acre parcel, propose to subdivide this parcel. They would retain a 10+ acre parcel B, with 786+ feet frontage on Plainfield Pike, and the subdivided parcel A, ~ 37 acres, 732+ feet frontage, being sold to Kyle and Amelia Izzi. The new owners have no intention of further subdividing this parcel, which has significant wetlands. There is an existing farm road, which DEM has already approved as access / driveway.

Michael Carpenter moved and David Paolissi seconded the motion to approve this preliminary and final two– lot subdivision. Motion carried 6 – 0, (Michael Carpenter; Hilary Downes Fortune, via zoom; David Paolissi, Anthony Renzi; George Sackal; Helen Hardy – aye). [Please see the Draft Motion, Affirmative].

G. Adjournment

George Sackal moved to adjourn at 8:15. Motion carried 6-0. (Mike C., Hilary, Warren, David, George, Helen – aye).

Future Agenda Items

- a. Farm and Forest Accessory Business Uses
- b. 2021 Road and Bridge Update – Michael will check with the DPW director about this
- c. Finalize Comprehensive Plan

Respectfully submitted,

Helen Hardy,

Secretary