

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
JULY 24, 2023
HELD VIRTUALLY VIA INTERNET AND PHONE

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Members Present: Sally Korsh, Alex Burns, Megan Loucas, Michael Reiner, Richard Wolf, James Carlon. Staff Present: Richelle Hodza, Land Use Director and Marina Zegarelli, Recording Secretary

Ms. Korsh called the meeting to order at 7:15 p.m.

Public Hearing Upper Parish Drive (Assessor's Map 1, Block 2 Lots 21 and 22, 4.1± acres, a/k/a portion of 'First Piece' Deed V 648 P 299) / Louis Bacchiocchi, Land Stewardship Director, o/b/o Aspetuck Land Trust, Inc. / Application for a Special Permit for the construction of gravel parking area at a park per Section 341.11 of the Zoning Regulations

Marina Zegarelli read the Legal Notice of Public Hearing into the record for the Commission.

Louis Bacchiocchi, provided an overview of the property, stating that the Aspetuck Land Trust acquired the property in 2021. The intention is to establish a six car gravel parking area that will provide access to the open space. He clarified that there will be no increase in impervious surfaces required for this project. The intended access route to the parking area will be through the existing gravel drive on Upper Parish Drive.

David Brant, Executive Director of Aspetuck Land Trust, addressed the need for a special permit for the Public Park on the private road. The road serves as an accessway to Aspetuck, granting neighbors the right to pass through it to access their properties. He reviewed Aspetuck has been plowing the road for the last two years. There is an existing Eversource right of way on the property, currently used for maintenance access.

Comment was heard from:

The Commission referenced an email from Mark Sullivan to the Commission dated 7.24.23 as a part of the record of public comment.

Kevin Dyson, 19 Upper Parish Drive, expressed his support for Aspetuck Land Trust, he raised concerns on the traffic of cars and the deteriorating condition of the road.

Mark Sullivan, 4 Upper Parish Drive, spoke on defining what road maintenance Aspetuck will be responsible for

Debbi Dyson, 19 Upper Parish Drive, asked about how overflow parking will be controlled.

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Ms. Loucas made a motion to close the public hearing and Ms. Korsh seconded the motion. All in favor, the motion carried (6-0).

Deliberation and Decision: Upper Parish Drive (Assessor's Map 1, Block 2 Lots 21 and 22, 4.1± acres, a/k/a portion of 'First Piece' Deed V 648 P 299) / Louis Bacchiocchi, Land Stewardship Director, o/b/o Aspetuck Land Trust, Inc. / Possible Deliberations and Decision on Application for a Special Permit for the construction of gravel parking area at a park per Section 341.11 of the Zoning Regulations.

The Commission engaged in further discussions regarding the public comments received.

Mr. Burns made a motion to approve the special permit application for Aspetuck Land Trust Map 1, Block 2, Lots 21 and 22, construction of gravel parking area at a park per section 341.11 of the Zoning Regulations and Mr. Reiner seconded the motion. All in favor, the motion carried (6-0).

Mr. Reiner made a motion to adjourn the special meeting and Mr. Burns seconded. All in favor, the meeting adjourned at 8:18 pm

The next regular meeting is scheduled for Monday, August 7, 2023 at 7:15 p.m. via Zoom.

Respectfully submitted,

Marina Zegarelli