

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE MARCH 10, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing.

Present: Subcommittee Member Sharon Purtill and Jonathan E. Mullen, AICP, Planner

257 BELLTOWN ROAD – proposal to add a food truck to the farm market, winery and brewery – Country & Rural Residence Zones – Alter & Pearson, LLC – Harold T. James, Jr., applicant

Attorney Meghan Hope stated the applicant was requesting food trucks as a permanent accessory use as part of their farm winery/brewery at 257 Belltown Road. She presented a map that showed the adjacent properties and the proposed location for the food truck. Attorney Hope added that the applicant will be seeking approval for a permanent kitchen for events. She went over the approvals granted to the applicant for the farm winery and brewery.

Attorney Hope noted that the applicant has had food trucks during the COVID-19 pandemic to comply with Governor Lamont's Executive Orders regarding outdoor dining and that they have worked well for his operation.

Several members of the public attending the meeting requested that they be able to comment on the proposal. Sharon Purtill stated that normally public comment is not taken at a Plans Review Subcommittee meeting because it is not a public hearing but the Subcommittee would allow comments.

John Kaufhold of 90 Belltown Road shared that he was negatively impacted by the expansion of the winery in the form of loud music, noise, increased traffic and speeding. He said that he did not feel the proposal was insignificant.

Several other neighbors expressed concern about the proposal; please see the attached list of comments. Mrs. Purtill read the comments into the record. Mr. Mullen told the members of the public that the project could not be approved at a Subcommittee meeting. He continued, saying that the applicant would have to get a Special Permit which requires a public hearing.

Mrs. Purtill said that there needs to be a peaceful co-existence between the farm winery/brewery and neighbors. She suggested putting limits on hours of operation and the applicant installing signage to remind patrons to be mindful of the neighbors. Attorney Hope shared that the applicant had installed a temporary speed limit sign with a speed indicator over the summer and it seemed to help reduce speeding. Mr. Mullen indicated that the applicant would have to submit a schedule for the food truck.

107 DUFFORD'S LANDING – proposal to remove a condition of approval regarding screening for the River Road Subdivision, Phase III – Rural Residence Zone - Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – William M. Dufford, applicant

Subcommittee member Bob Zanolungo arrived at 8:32 am.

Attorney Peter Alter stated that the proposal was to remove condition #2 of the approval for the River Road Subdivision, Phase III that prohibits the use of an on-site screener for the excavation phase of the project. He updated the Subcommittee on the progress of the project to date, including the posting of a \$600,000 bond and the relocation of the haul road onto Dug Road. Attorney Alter stated that the applicant is of the opinion that the screener would make the excavation phase of the subdivision development go much faster. Mrs. Purtill expressed concern about the request and stated that the public should have a chance to comment on the proposal. Mr. Zanolungo asked how far the screener would be from neighboring residences. Attorney Alter showed the distances on a map. Both Mr. Zanolungo and Mrs. Purtill expressed concern about blurring the line between a Subdivision and an excavation operation.

Meeting adjourned at 8:47 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP
Planner

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ADDENDUM TO MINUTES OF THE
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Attachment – Audience Member Comments Posted in Chat Function on Zoom Platform.

08:05:06 John Kaufhold: I am a property owner on Belltown and want to comment on the proposal. Is that allowed?

08:09:59 Geoffrey Wilson of 48 Belltown Road: Speed and volume of traffic concerns

08:11:49 Geoffrey Wilson: We like the Winery a lot, how about speed bumps?

08:14:30 Geoffrey Wilson: Please unmute Katie Spang

08:14:32 Perry Schwarzer: My daughter at 27 Belltown wants to comment but can't connect

08:14:39 Geoffrey Wilson: Per her request

08:14:55 Perry Schwarzer: Her name is Kaitlin Spang

08:16:05 Perry Schwarzer: My Grandkids live on the road. Please do not approve drinking and driving on the road

08:16:22 Geoffrey Wilson: Please unmute Geoffrey Wilson as well

08:17:47 Geoffrey Wilson: Katie can't get on site

08:19:09 Perry Schwarzer: the Glastonbury site is down

08:19:35 Katie and Jared: I'd like to speak if possible

08:20:42 Geoffrey Wilson: We are the neighbors of the Spangs and Wilsons

08:20:50 Katie and Jared: Can this decision be postponed until we all have a chance to speak

08:21:03 Katie and Jared: I live at 27 Belltown

08:21:32 Katie and Jared: This significantly impacts our neighborhood and we should have a right to speak

08:22:29 Katie and Jared: Signs are not going to solve the problem

08:22:42 Katie and Jared: We LIVE here how about us

08:23:13 From Katie and Jared: Thata me

08:23:33 From Katie and Jared: Thank you for listening to my concerns

08:24:30 From Katie and Jared: Thank you