



**Town of Marlborough
Zoning Commission Meeting Minutes
Town Hall
February 1, 2024
7:00 p.m.**

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, recognition of guests)
Eric Colantonio called the meeting to order at 7:00 pm.

Present were Eric Colantonio, Rob Fraulino, Bill Lardi, Charles Denler, Nick Hale-Alt, and Peter Hughes-Director of Planning & Development

2. PUBLIC COMMENTS

Mr. Colantonio requested an addition to the agenda under New Business Item 5.b. Application Z-02-24 25 South Main St Apartments to go to public hearing.

3. PUBLIC HEARING

- a. Application #Z-08-23 – Zoning Commission (Applicant) amendment to delete Article Six A. 5 Group Day Care Residence
- b. Application #Z-10-23 – Zoning Commission (Applicant) amendment to Article Six B Zoning permit use Group Day Care Residence

Mr. Hughes reviewed the applications that will make the Article in compliance with statutory change.

Mr. Fraulino motioned to close the public hearing. All were in favor and motion carried.

4. OLD BUSINESS

- a. Application #Z-08-23 – Zoning Commission (Applicant) amendment to delete Article Six A. 5 Group Day Care Residence
- b. Application #Z-10-23 – Zoning Commission (Applicant) amendment to Article Six B Zoning permit use Group Day Care Residence

Mr. Fraulino motioned to approve Application #Z-08-2 and Application #Z-10-23 draft amendment as follows:

*Article Six B Zoning Permit Uses
Add Article Six B.10 Community Group Residence:s*

All minutes are considered 'DRAFT MINUTES' until approved at the next meeting.

- a) *Family Child Care Home*
- b) *Group Child Care Home*
- c) *Community residences for six (6) or fewer children with mental or physical disabilities.*
- d) *Community residences for six (6) or fewer developmentally disabled persons.*
- e) *Community residences for six (6) or fewer persons receiving mental health or abdication services.*

Delete – Article Six A-5

The following specific types of group residences, pursuant to Section 8-3e of C.G.S. Chapter 124, as amended:

- a) *Community residences for six (6) or fewer children with mental or physical disabilities.*
- b) *Community residences for six (6) or fewer developmentally disabled persons.*
- c) *Community residences for six (6) or fewer persons receiving mental health or abdication services.*

Mr. Lardi seconded. All in favor and motion carried.

5. NEW BUSINESS

- a. Application #Z-01-24 – 138 Flood Rd (Applicant) Matthew Chojnicki (Property Owner)
Construction of accessory building

Mr. Fraulino motioned to hold a public hearing for Application #Z-01-24 on March 7, 2024. Mr. Denler seconded. All in favor and motion carried.

- b. Application Z-02-24 25 South Main Street
Permit for Application Z-02-24 25 expired. A public hearing needs to be held and will be scheduled for March 7, 2024.

Mr. Fraulino motioned to hold the public hearing at the next meeting on March 7, 2024. Mr. Hale seconded. All in favor and motion carried.

6. OTHER BUSINESS

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's
Mr. Hughes reviewed with the commission the town ordinance regarding parking and storage of recreational vehicles and business equipment. He provided the members with the current regulation for their review. He has asked the members to survey the town for abuse of the current regulation for futhere discussed at an upcoming meeting.
- b. Amendments to Article Six Residential Zone
Tabled to next meeting.
- c. Commissioner Training
Mr. Hughes reminded members to alert the chair (Mr. Colantonio) when they have completed their training. Deadline is March 1, 2024 although there are no penalties if the deadline is missed.

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7. ZONING ENFORCEMENT OFFICER REPORT – Peter Hughes

- Three Fellas hoping for an April opening.
- Starbucks is moving along.

Mr. Colantonio would like Mr. Hughes to speak with residents and businesses with signage on their lawns.

8. APPROVAL OF MINUTES AND ACTION TAKEN

Rob Fraulino motioned to accept the January 4, 2024 minutes. Mr. Denler seconded. All in favor and motion carried.

9. ADJOURNMENT

There being no further business, Mr. Colantonio adjourned the meeting at 7:31 pm.

Respectfully submitted,

Tracy Monterville
Board Clerk