



**Town of Marlborough
Zoning Commission Meeting minutes
Marlborough Town Hall 7:00 PM
26 North Main Street, Marlborough, CT
May 4, 2023**

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, Recognition of guests)
Eric 7:03 pm

Rob Fraulino, Mark Merritt, Eric Colantonio, John Grasso, Erik Stromburg-seated, Jack Murray-alt and Peter Hughes-Director of Planning & Development.

2. PUBLIC COMMENTS

Christi Rentsch Moraga 18 Flood Road. Ms. Moraga would like the Zoning commission to have a yearly public site walk at Crestview Forest LLC, East Hampton Road Assessor's Map 8 Block 32 Lot 29, to be sure the property remains cleaned up.

3. PUBLIC HEARING

APPLICATION #Z-03-23- Amendment to Zoning Regulation Article 7A C1, Article 7A VCDZ 1
Eric Colantonio opened the public hearing for APPLICATION #Z-03-23- Amendment to Zoning Regulation Article 7A C1, Article 7A VCDZ 1.

Peter Hughes reviewed the amendment details for the commission. He noted most of the changes were to clarify the language.

Mark Merritt motioned to close the public hearing on APPLICATION #Z-03-23- Amendment to Zoning Regulation Article 7A C1, Article 7A VCDZ 1. Rob Fraulino seconded. All in favor and motion carried.

4. OLD BUSINESS

APPLICATION #Z-03-23- Amendment to Zoning Regulation Article 7A C1, Article 7A VCDZ 1
This application amendment would become effective June 1, 2023.

Rob Fraulino motioned to accept APPLICATION #Z-03-23- Amendment to Zoning Regulation Article 7A C1, Article 7A VCDZ 1. Mark Merritt seconded. All in favor and motion carried.

5. NEW BUSINESS

6. OTHER BUSINESS

- a. Amendments to Article Six A.1 Parking and Storage of Recreational Vehicles and Trailer's
Tabled to June 1, 2023 meeting

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

b. Amendments to Article Six Residential Zone

Mr. Hughes reviewed Article Six and has conferred with Atty Branse. He will email a copy of the amendment to the commission for review. The changes mostly clarify language. He reviewed pertinent items for the commission. This Amendment includes provisions for inclusionary zoning. Mr. Hughes asked for the commission to review and provide feedback.

He would like to hold a public hearing in September.

Mr. Stromburg asked for clarification of a floating zone. Mr. Hughes explained.

c. Crestview Forest LLC, East Hampton Road Assessor's Map 8 Block 32 Lot 29 Zoning Citation and/or Legal Action Request. Possible action issuance of Zoning fines citation. Mr. Hughes did a site walk prior to this meeting. His recommendation is to provide an extension due to all the work that has been done in the last 30 days. He believes the commission should site walk before the June 1, 2023, meeting.

Mr. Hughes agreed it would be fine to store construction equipment temporarily being used to develop property.

Mr. Hanson emailed Mr. Hughes for 30-45 days more. Mr. Hanson is very clear what needs to be done by the June meeting.

Mr. Hughes feels the item should continue to June 1, 2023.

Mark Merritt motioned to table Crestview Forest LLC, East Hampton Road Assessor's Map 8 Block 32 Lot 29 Zoning Citation and/or Legal Action Request. A site walk will be scheduled. Rob Fraulino seconded. All in favor and motion carried.

d. Commissioner Training

Mr. Hughes notified the commission members they must attest to completed training per Public Act 21-29, of between 4 and 8 hours by March 24, 2024. The town can arrange for people to come in to do some training. UCONN Extension Center has web-based programs. It is not clear what happens if training is not completed. He will send out the regulations for the commission to review.

7. ZONING ENFORCEMENT OFFICER REPORT

Mr. Hughes reported:

- Three Fella's construction is moving along.
- Mirabito has finished everything. Final inspections in a week or two.
- DOT reviewed the self-storage application off exit 12. Plan revisions have been sent back to DOT.
- He has spoken with Big Y regarding materials in the fire lanes and between the doors outside the entrance. He will speak with them again.

8. APPROVAL OF MINUTES AND ACTION TAKEN – April 20, 2023

Mark Merritt motioned to approve minutes. Rob Fraulino seconded. The majority was in favor with two abstentions. Motion carried.

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Mr. Murray would like the commission to reverse the approval of APPLICATION #Z-08-22- Austin HGB, LLC Bill Gjonbalaj (96-unit complex) due to negative feedback from the public.

This is not an actionable item. Reversal of approvals must be presented at the meeting after approval is granted. There has been a meeting between the approval and tonight's meeting.

9. ADJOURNMENT

Eric Colantonio motioned to adjourn. Mark Merritt seconded. All in favor and meeting adjourned at 7:41 pm.

Respectfully submitted,

Tracy Monterville
Board Clerk