

Meeting Minutes
Monday, January 24, 2022 at 7:00PM
7 Summer Street and Zoom Hybrid

In Attendance:

Board Members Present: Dan Devoe, Matt Murawski, Bill McGrath, and John Hart

Board Members Absent: Chris Recchia

Town Employees: Joshua Jerome

Other: Mary Kay Maxwell, Steve Ploesser, JJ Poljacik, Robert & Bobbi-Sue Farrington

1. Call to order

- Matt called the meeting to order at 7:04pm

2. Public to be heard - none

3. Approval of minutes - A motion was made by Dan to approve the minutes of December 20, 2021, seconded by Matt and all voted in favor (4-0-0).

4. R&B Tiny Tikes Daycare – Robert and Bobbi-Sue Farrington have started a registered homebased childcare provider. They didn't know they needed a zoning permit and only realized they needed one when they inquired with the state in becoming a licensed homebased provider. The Farrington's have the ability to see up to 10 children as a registered provider and 12 as a licensed provider. They have created a parking area for parents to be able to pull into the driveway, park, and turnaround to exit onto Stock Farm Rd. There will be a play area that is directly behind the house. They will install a fence around the play area in the spring. Hours of operation will be Monday-Friday, 7-5. A motion was made by Dan to approve the application as presented, seconded by Bill and all voted in favor (4-0-0).

6. Smokin J's BBQ and the 802 Lounge – JJ Poljacik is looking to open up a BBQ restaurant in the blue building in the north part of the Shaw's shopping plaza. There was only 2,500 sq/ft available out of the almost 6500 that makes up the building. The 2,500 is insulated and was formerly office space. Wanted additional space due to the 4,000 sqft minimum size requirement, but not available. Restaurant will hold around 50 people inside. JJ said they will be operating 6-7 days a week from 11am to 10:30pm. There are questions around what kind of parking is planned near the building. Steve Ploesser representing the property owner said they could adopt the same parking as was there before which looks like it could accommodate up to 20 vehicles. Some parking in between the building and the substation just to the west if needed. There was general concern from the board about pedestrians who might have to park in the main plaza parking lot and walk over. It's already a deadly intersection with vehicles and pedestrians. They encourage maximizing the parking directly in front of the blue building in order to minimize pedestrian traffic across the lot. Steve said they could do more signage and crosswalks for visibility. Finding no resolution to the variance and site plan review criteria and requesting some additional information from the applicant and property owner, the DRB will carry the conversation into deliberative session and pick back up the conversation with the applicant at their next meeting, February 28 at 7pm.

7. Old/New Business – Chips Auto – Staff has not been able to connect with Chip to discuss options for the site plan. A motion was made to table the discussion by Matt, Seconded by Bill and all voted in favor (4-0-0)

8. Adjournment – Dan made a motion to adjourn, Matt seconded and all voted in favor (4-0-0) to adjourn at 8:27pm.