



Town of Marlborough  
Zoning Commission Meeting Amended Minutes  
Marlborough Town Hall 7:00 PM  
26 North Main Street, Marlborough, CT  
February 2, 2023

1. CALL TO ORDER – ROLL CALL (Designation of Alternates, Recognition of guests)  
Eric Colantonio called the meeting to order at 7:10 pm

Present and seated were Rob Fraulino, Eric Colantonio, John Grasso, Erik Stromburg-Alt, Dylan Kelly-Alt and Peter Hughes-Director of Planning and Development.

2. PUBLIC COMMENTS - None

3. PUBLIC HEARING

- a. APPLICATION #Z-08-22- Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner) Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street Provide apartment housing by building (2) 48-unit buildings

Rob Fraulino motioned to grant a 30-day extension. John Grasso seconded. All in favor and motion carried.

Eric Colantonio opened the public hearing for Z-12-22 and Z-14-22.

- b. APPLICATION #Z-12-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PERMITTING)

- c. APPLICATION #Z-14-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PROHIBITING)

Rob Fraulino motioned to close the public hearing on applications Z-12-22 (permitting) and Z-14-22 (prohibiting). John Grasso seconded. All in favor and motion carried.

4. OLD BUSINESS

- a. APPLICATION #Z-08-22- Austin HGB, LLC Bill Gjonbalaj (Applicant / Property Owner), Map 6 Block 28 Lots 4,5,6, 12 and #25 South Main Street Provide apartment housing by building (2) 48-unit buildings  
Application continued.

- b. APPLICATION #Z-12-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PERMITTING)

- c. APPLICATION #Z-14-22- Amendment to Zoning Regulation Article 7A VCD, Article 8A DBIPZ. Cannabis Regulations (PROHIBITING)

Mr. Grasso would prefer all members and alternates be present to vote on the cannabis regulations. Mr. Fraulino agrees.

Minutes are considered "DRAFT MINUTES" until approved at the next meeting.

Rob Fraulino motioned to table applications Z-12-22 and Z-14-22 to the March 2<sup>nd</sup> meeting. John Grasso seconded. All in favor and motion carried.

5. NEW BUSINESS

a. Special Permit- # 3-20 - 17 East Hampton Road LLC, Site Plan Amendment  
Mr. Hughes handed out plans and reviewed the proposed changes. The town engineer has reviewed the plans and the drainage is fine, changes were made to the landscaping plan, parking originally 8 spots it has been pulled back 20 feet and will install a stone wall, moved sidewalk, and widened sidewalk in front to six feet. The traffic engineer report has not been completed. Mr. Hughes recommended to approve with the conditions that any comments from traffic engineer be included, any change required by DOT would come back to the commission for approval and all signage must come back to the commission for re-approval prior to installation. Mr. Fraulino thinks it makes sense to have no left turn onto East Hampton Road/Route 66 across from the Big Y. The commission wants inkberries planted at the rear of the building in the mulched area down to the left-hand turn. Mr. Grasso asked about increased queuing for cars with a drive thru at the side of building. This queue issue was addressed with previous amended plan. Mr. Hughes recommends no left turn onto East Hampton Road/Route 66 with signage clearly stating no left turn. The commission agrees with Mr. Hughes' recommendation, designer needs to submit driveway revision to accommodate no left turn.

Rob Fraulino motioned to approve the amended site plan with the following conditions:

- Design must reflect recommendations from traffic engineer.
- Require plan change to the drive so no left turn onto East Hampton Road/Route 66 is allowed.
- Building signage must be approved before installation.
- Inkberry will be planted along the back of the building in the mulch area.

John Grasso seconded. All in favor and motion carried.

b. APPLICATION #Z-01-23- C&B Marlborough Associates LLC (Applicant/Property owner) 41-45 Hebron Rd. Amend the text for the DPIPZ-4 zone to allow for Public Utility Installation-Set Public Hearing

Mr. Hughes noted the verbiage is wrong for this item. The text has already been approved. This application is for 1 MW solar installation.

Eric Colantonio motioned to set a public hearing for application Z-01-23 on March 2<sup>nd</sup> meeting. Rob Fraulino seconded. All in favor and motion carried.

c. APPLICATION #Z-02-23-Hazel Licratz/Farm at Carter Hill (Applicant/Property Owner) 86 E. Hampton Rd. Special Permit Public Events-Set Public Hearing

Eric Colantonio motioned to set a public hearing for application Z-02-23 on March 2<sup>nd</sup>. John Grasso 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  
Tabled

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b. Amendments to Article Six  
Tabled

c. Election of 2023 Officers  
Tabled

d. Requirement for Commission Training

Mr. Hughes explained the CT legislators passed new legislation effective 2023. Every land use commission member must obtain four credits of training every year (Mr. Hughes believes two hours is equal to one credit). This training covers three or four categories. Each individual must report to the BOS starting March 2024 they have completed training. Mr. Hughes reported there is no mention in this legislation what the consequence if the training is not done. Mr. Hughes will send links to free virtual classes to commission members.

Mr. Grasso asked about 25 So Main apartment status. Mr. Hughes submitted comments to designer three weeks ago and has not received revisions. He reviewed some of the outstanding issues.

7. ZONING ENFORCEMENT OFFICER REPORT

Mr. Hughes reminded the commission they will receive a special agenda for site walk on March 2<sup>nd</sup> at 4:30 pm for Crestview Forest LLC, East Hampton Road Assessor's Map 8 Block 32 Lot 29 Zoning Citation and/or Legal Action Request. Mr. Hughes reported there is no restraining order, all public is welcome to attend the site walk. If the owner insists on barring any attendees, the commission will not hold the site walk.

8. APPROVAL OF MINUTES AND ACTION TAKEN – January 5, 2023  
Tabled to March 2<sup>nd</sup> meeting.

9. ADJOURNMENT

Rob Fraulino motioned to adjourn. John Grasso seconded. All in favor and meeting adjourned at 7:43 pm.

Respectfully submitted,

Tracy Monterville  
Board Clerk