

SOUTHINGTON PLANNING AND ZONING COMMISSION
Public Hearing
March 21, 2006
Town Hall Council Chambers, 75 Main Street, Second Floor

MINUTES

Chairman Zaya Oshana, called the Public Hearing of the Southington Planning & Zoning Commission to order at 7:02 pm with the following members in attendance:

John DeMello, John Carmody, Francis Kenefick, Noreen Laurinaitis, Patrick Saucier and Michael DelSanto

Alternates: Richard Hart
Brian Zaccagnino
James Sinclair

Others: Mary Hughes, Town Planner, Mark Sciota, Town Attorney, Anthony Tranquillo, Town Engineer

Absent: Robert Borkowski, Alternate Commissioner
John Weichsel, Town Manager

A quorum was determined.

The Pledge of Allegiance was recited by everyone in attendance.

(Summary Minutes - meeting recorded on tape, as well)

ZAYA OSHANA, Chairman, presiding:

The Town Planner read the legal notices for this evening's public hearings.

Items for Public Hearing this Evening:

A. Subdivision Application of Jeffrey & Allison Wight proposing to resubdivide property for purposes of creating 11 lots (Fox Hollow Section II) property located at 157-167

Rahlene Drive S #986.3.

Ms. Hughes reminded the Commission that Fox Hollow Section I was actually denied by the Commission in 1991 and it was approved with a stipulated judgment with the court. So, now they're seeking to have Fox Hollow Section II.

SEV BOVINO: Planner with Kratzert, Jones & Associates representing the applicant.

He gave an overview using the map. He pointed out the existing Rahlene Drive. Its about 1500 feet from Pratt Street down to the existing temporary cul de sac. The property involved here, we have an existing house, an existing lot fronting on Rahlene Drive and two additional parcels of land. We are combining the parcels all together and subdividing. That's a resubdivision and a public hearing is required on that.

The property is served by private wells and public sewers.

The intent is to extend the cul de sac for about 350 feet to another temporary cul de sac to the property next door to the west. The cul de sac extended from that proposed road going south to the highway.

Total number of lots will be eleven. Open space is provided. Sidewalks will be provided.

We've had contact with the next-door neighbor. Mary had some comments and there is plans to subdivide that property. Our cul de sac, extend this road back to Meriden Waterbury Road and then have a loop system within their own project. I can show you that. This will be a temporary cul de sac and extended to the Meriden Waterbury Road.

You have plans showing the subdivision. (Discussed the map)

Wetlands approval was received. During the process, we designed a detention area to achieve the ZIRO required by the Town regulations. At first we were expanding the existing pond in the back of the homeowner that's at the end of Rahlene Drive. He had some concerns. So, we have revised the plans to basically have the detention area totally on our property.

(Passed around colored maps showing the detention area.)

We received Mary's comment. We have not received Tony's yet. I would request that you keep the public hearing so we can have input on the concerns and make any necessary changes.

As far as the drainage, Mary had a comment about drainage discharge in the front yard. Actually, that drainage is picking up some water that's existing. There's a swale at this point draining in this direction, so we're picking up the water and taking it down to the detention area. That's not really a discharge point. It's picking up the water that's there.

Questions, I'll be glad to answer.

Mr. Carmody asked for a more detailed application of what happened. Mr. Bovino said the first time he applied for an affordable housing concept. The Town denied it and he received approval through the courts. Ms. Hughes said she would pull information out of the file and get it to the Commission.
Discussion.

Ms. Laurinaitis asked how long the temporary cul de sac would be temporary. Mr. Bovino said there is no set time in the regulations when you establish a temporary cul de sac how long it is going to take to extend it.
Discussion.

The Chair called for those speaking against the application.

RON STEVENS: 154 Rahlene Drive. Submitted written comments, which are on file in the Town Planner's Office.

In regard to Mr. Steven's comments, the Town Engineer said he would take a close look at the plan.

The pond connection was discussed.

Mr. Stevens said he had objections to that. (Read his comments)

MARY ELLEN HOBSON: 113 Blatchley Avenue. I'm on the other side of the Doran's Orchard property. It exits off of

Meriden Waterbury Road.

Here are my concerns about this subdivision. I believe on the agenda for next week is another subdivision, perhaps an open space subdivision as spoken to me by the builder for the Doran's property and that would connect into that temporary cul de sac.

My concerns are traffic flow, water flow. I live at the low area behind the other side of Doran's Orchard and any water flow changes has a potential to impact me and to travel down to the river through the Audubon Sanctuary down there.

I need some more time to look up the 1991 or 1992 rejection of the property. I need to speak in opposition as I think there are a lot of unanswered questions at this point in time.

Thank you.

(Rebuttal)

Mr. Bovino responded originally when we spoke to Mr. Stevens, he was concerned about us removing a berm that was on the boundary line and connecting these two detention areas. We complied with his request to leave that area untouched. The only thing connected is the pipe there to take the water from this pond to the one that exists.

As far as impacts, for drainage, we are required to do ZIRO. Explained whatever water levels he is used to seeing on his property are the same levels he will see. There will be no increase in water runoff on his property.

Ms. Hobson's comments have to do with the property next door to us. We'll be glad to address any concerns.

The Chair indicated the public hearing would be left open and continued to the next meeting.

B. Resubdivision Application of John's Custom Carpentry, Inc. for a modification of the open space for the Pine Hollow Estates Subdivision S #1236.1.

STEPHEN GIUDICE: Harry Cole & Son. This application is

involved with the Pine Hollow Subdivision, which you approved last month or the month before.

This plan shows the area of open space proposed to be deeded to the Town. John's Custom Carpentry has been in negotiations with the Forestville Fishing Club to purchase this portion of property (indicating). The Fishing Club had asked if we could change this line and make it more of an angle.

Originally, we proposed to deed 2.23 acres of open space. On this place we're proposing 2.37 acres. We've increased the open space a little bit and we've changed the configuration. They wanted a straight line they could put their fence along.

We don't see adverse impacts to this request. Subdivision plans have not been filed at this time until we take care of this issue.

Any questions, I'll try and answer them.

The Chair called for those speaking against the application.

(No response)

The Chair closed this portion of the public hearings.

C. Special Permit Use Application of Northstar Centers, LLC proposing to establish multiple buildings on one site within a Business zone, property located off Executive Boulevard & West Street known as Assessor's Maps #120 & 131 (SPU #421.)

Mr. Bovino, Kratzert, Jones & Associates representing the applicant.

With me tonight is Greg Mikalitis who is the President of Apledor Engineering, which also represents the applicant.

This property is located off of West Street on the west side of West Street, bordered on the north by Executive Boulevard South, east by the highway, south by the Golf Quest Driving Range and to the west is other property of the Duksa Family and the neighborhood that comes off of Jude Lane. There is quite a distance between our proposal

and that neighborhood to the west. There is the Eight Mile River in-between.

Property will be served by public water and sewer. Extensive improvements are proposed which Mr. Mikalitis will go into the details in terms of the road improvements.

There'll be multiple buildings on the property and that is the reason for this public hearing to allow this project to have multiple buildings on the property.

We'll have a subdivision. Probably three parcels of land but still more than one building on a parcel. The permit is still required.

The total retail as of now is about 272,000 sf total.

We have some financial, about 2400 sf. Restaurant area about 7,000 sf.

(Passed around reductions of the maps.)

We did submit the A-2 survey required. We have provided the area map and the names of property owners within 500 feet and the property notification was done according to the requirements.

Preliminary site plans were submitted and we intend to move forward and do a final site plan and come forward with the additional applications that need to be done to complete this project.

Mr. Mikalitis is here to talk about traffic and landscaping and lighting.

GREED MIKALITIS: Portsmouth, NH. The plans we're prepared has been an evolution. Right now the Northstar properties is negotiating with the three main tenants. The 129,000 sf retail tenant, the supermarket tenant and the other large tenant here. (Indicating)

We're here tonight to start the process. We've done a lot of engineering and I want to briefly walk you through the plans that we've done so far and then answer any questions you have.

This tenant here (indicating) has a specific requirement and that is they want to lease their own property. Explained.

(Passed around a proposed subdivision plan)

This tenant is driving the development and we want to try to leave here with a positive feeling about that.

We're calling this the north project and the south project, if you will. The north project with the supermarket anchor will have a coffee shop, a restaurant and a bank. Also, negotiations are ongoing with Mobil to have some cross connection with Mobil.

That project is designed to stand on it's own merits with the parking and so forth. Lot coverage, drainage.

Down here (indicating) is the south project. It is anchored by this large retail tenant of 129,000 sf. It does not include this restaurant pad right here. That pad for all intents and purposes would go along with the other three retail buildings.

The thought is at the west end would be one large retailer. And, then this would be flex space between the two large spaces depending on tenant demand.

We have an aerial of the site (indicating). We've superimposed the site plan on top of the aerial to give you a sense of scale.

We've retained F A Hesketh to do a preliminary traffic study. I want to pass out you folks tonight, to show you that we're moving along, the recommendations and conclusions sections from the traffic study. (On file in the Town Planner's Office.)

He then summarized the improvements from the report.

We've taken a preliminary look at drainage. We will be providing a detailed drainage analysis. Explained the drainage map and detailed the handout.

(Passed out handout)

As for landscaping, there is a fairly extensive treeline along Executive Boulevard. We want to show what we are

adding to the project. We're adding a series of sidewalks to make this pedestrian friendly throughout the parking lot. We're hoping for some synergy with the office buildings, the restaurants, the coffee shop and the supermarket. We've added pedestrian crosswalks.

A number of raised islands, landscaped islands and granite curbing is proposed. A lot of trees. A lot of street trees.

As you get to the northern project, we've really created a canopy of trees going along that access drive (indicating) and carrying this them down to the access road here and here (indicating). Again sidewalks throughout to try to connect the restaurant pad to some of those other retailers.

That's just a brief overview. We'll be back before you with detailed analyses. This is the first step.

We did receive some comment on March 17th from the Planner. He quickly went through them to let the Commission know they are addressing them and we're thinking about them.

- Height of buildings is 25 to 35 feet, if they have gables. The intent is to be within the zoning regulations.

- Total parking spaces is 1458

- Building architecture - Northstar has retained an architect now and they'll plan a couple of different themes. When we come back with the detailed plans, the intent is to have the signage and the landscaping, kind of a common theme. Our intent is to conform to zoning. Explained.

- Northstar will be here at the next meeting to further explain their negotiations.

- Pylon signs - we're proposing two with the idea they would be three lots and try to get two pylons. Explained.

- There will be some improvements to the Mobil Station. Explained.

- We do have a detailed landscaping plan that I did not submit. Explained.

(Passed around for the record.)

- The intent for the lighting is to use some modern fixtures. Explained.

(Passed around handout on the lighting)

We do intend to work with staff on the lighting.

- Screening of the loading dock area, we're showing about 20 Austrian pines. We'll work with staff and the commission on screening the areas.

Explained.

- Traffic study, I passed out the summary and we'll submit to the Town in the next couple of weeks.

That was a quick overview for a 280,000 sf project. Any questions?

Mr. Bovino added for the record that the proposed use at this location, we believe it is the right location for such a use. It'll fit with the neighborhood. We have business all around us and a properly located exit ramp off a major highway. We feel approval of this project will not injure the development of the surrounding properties.

Questions?

Discussion of where the closest developed Northstar property was. The engineer will provide at the next meeting.

There are some in New York and some in Massachusetts. I don't know which one is the closest.

Mr. Carmody commented this is a pretty significant piece of development in the evolution of Southington, certainly the West Street Corridor. It's a high profile piece, so it kind of matters, I think, a lot to us on how it's going to turn out. We're in the process of going through our Plan of Development where we're looking at some changes to our regulations. Of course, you are beholden to the ones we have in place.

I would like the applicant to get a copy of some of the proposed stuff that we're looking at on landscaping, on lighting, on signage and get your thoughts on what we're

thinking about putting in place.

You mentioned you'd like to work with the Commission as much as possible and that's something we would like to get your opinion on. The new ones we like. They're pretty decent. I'd like you to look at them and give us your thoughts on working with those a little bit.
Discussion.

Ms. Laurinaitis said the draft traffic study talks about making changes to the infrastructure on Route 229. Has anyone talked with the local DOT office, yet? Mr. Mikalitis said he understood Scott Hesketh has made those contacts. He will be at the next meeting to address those questions and comments.
Discussion.

Discussion of the Hart Street intersection.

Mr. DeMello asked: Northstar, when it comes into Southington, what is the one major difference that is going to probably bring people into Southington compared going to Westfield? Is there anything that makes Northstar stand out?

Mr. Mikalitis responded he did not do their marketing for them. But they have quality tenants. They are looking at some of the supplementary pads to get some synergy going there. They have a regular maintenance plan for their successful shopping centers.
Explained.

Discussion of the main anchor owning their own pad.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

Discussion continued. Maintenance will be done by Northstar.

Ms. Hughes commented they know they're going to have to obtain a variance because the buildings are attached at one point.

The Chair called for anyone else speaking in favor of this application.

LOU PERILLO: Economic Development Coordinator. We're in favor of this application. Before you right now is a special permit use for multiple buildings on one site. We'd like to see this be expedited as quickly as possible.

The retail environment is changing. This is a very important development as it is a gateway for us.

In response to some of Commissioner DeMello's questions, it's not so much to attract shopper from out of Town to the site. What it could do is provide Southington with necessary retail so they don't have to go supporting other regional centers.

The impetus of this development as an anchor is critical. Having it be tenant driven isn't a bad thing. It does have some consequences with our zoning. But having ownership, a major anchor tenant provides stability. It's very important when looking at an anchor for a gateway site.

This is just the initial process. We'd like to see this go forward to the site plan stage where the much more detailed and analytical process can come. We're trying to move as quickly as we can.

The competition is coming. We're seeing retail centers open up in neighboring Towns. It affects the draw from it's own stores. If we can move on this, we'll actually have a leg up. We've been so far behind other communities. Explained.

We'd like to see this approved and moved forward as soon as possible.

Thank you.

Discussion of this being a gateway in a response to Ms. Laurinaitis's comments.

Discussion of the future land use plan and it's compatibility with this application.

Discussion of what the impact might be for the Queen Street retail area took place in response to a question by Ms. Laurinaitis. Mr. Perillo's opinion is that it won't impact Queen Street.

Mr. Bovino added more comments. In regards to Queen Street, I've done some research and I'll bring it to the next meeting. I found over a million square foot of retail, we only have 14,000 sf of vacancy over all.
Discussion.

This is a different retail than what is on Queen Street. If this company wanted to build on Queen Street, there is no place to do it. We just cannot compare the two.

The Chair called for anybody speaking against the application.

CHRIS PALMIERI: 52 Beverly Drive. I just have some questions. The rear of my property faces the heavily wooded area that is the proposed site for this development.

I wanted to understand a little bit better what landscaping was proposed to help diffuse not only the light but just the parking lot.

The Chair said an answer would be gotten.

Mr. Bovino responded the Beverly Drive neighborhood is to the west and the roadway is generally here (indicating on map). It runs north/south. There is quite a distance. We have the river. We have all the wooded areas in between.

In addition to that, the lighting will be so that there will not be any spillage over the property line and they'll use controlled light fixtures so the light will be directed down and not out. IE: Midstate Hospital in Meriden.

There is quite a bit of landscaping proposed and if there is any possibilities that this center will be seen from there, they'll plant trees.

Beverly Drive is maybe 400 feet away from the river. We'll check. It's more to the building. Way more. Closer to a thousand.
Discussion.

Hearing no further comments, the Chair kept the public hearing open to receive the preliminary architectural and they can address the traffic more.

The Chair reiterated the Commission would appreciate it if they would look at the landscaping and lighting that is being proposed in the new plan of development.

(Whereupon, the public hearing was adjourned at 8:01 o'clock, p.m.)

SOUTHINGTON PLANNING AND ZONING COMMISSION
Regular Meeting
March 21, 2006
Town Hall Council Chambers, 75 Main Street, Second Floor

MINUTES

Chairman Zaya Oshana, called the Regular Meeting of the Southington Planning & Zoning Commission to order at 8:01 pm with the following members in attendance:

John DeMello, John Carmody, Francis Kenefick, Noreen Laurinaitis, Patrick Saucier and Michael DelSanto

Alternates: Richard Hart
Brian Zaccagnino
James Sinclair

Others: Mary Hughes, Town Planner, Mark Sciota, Town Attorney, Anthony Tranquillo, Town Engineer

Absent: Robert Borkowski, Alternate Commissioner
John Weichsel, Town Manager

A quorum was determined.

(Verbatim Minutes - meeting recorded on tape, as well)

ZAYA OSHANA, Chairman, presiding:

Approval of Minutes - Regular Meeting of March 7, 2006

MR. DEMELLO: Move to approve.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote)

THE CHAIR: Before we get started, I received a letter in the mail today. Today. From the Connecticut Federation of Planning & Zoning Agencies. There is a service award or dinner Thursday night to honor certain members of Planning & Zoning Commissions. And, we are not going to be able to be there because we're going to be here working Thursday night.

But the Connecticut Federation of Planning & Zoning Agencies has --- I'll read it: It is my pleasure to inform you that at a meeting of the Board of Directors of the Connecticut Federation of Planning & Zoning Agencies, you, Francis Kenefick, you were unanimously chosen to receive a length of service award to be presented at the Annual Conference to be held at the Aqua Turf County Club on Thursday, March 23rd at 6:00.

The length of service award was established to honor individuals like yourself who have served twelve or more years as a member of a Planning Commission, Zoning Commission, combined Commission, ZBA or regulatory agencies.

So, I know obviously, the Connecticut Federation of Planning & Zoning Agencies recognizes Commissioner Kenefick's service and I know the Town of Southington owes him a debt of gratitude for all the time and effort and the good things he's done for this Town.

I think we owe him a round of applause.

(Applause, applause)

Congratulations!

MR. KENEFICK: Thank you very much.

I told Jane I'd rather take the money, but ---

(Laughter)

MR. CARMODY: Fran, if there's an open bar at this, I think we should cancel Thursday's meeting and be there to support

you.

(Laughter)

(Comments)

THE CHAIR: All right.

UNFINISHED BUSINESS:

A. Subdivision Application of Jeffrey & Allison Wight proposing to resubdivide property for purposes of creating 11 lots Fox Hollow, section (()) property located at 157=167 Rahlene Drive, S #986.3.

This was left open.

MS.HUGHES: Correct.

MR. DELSANTO: Motion to table.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote)

THE CHAIR: Passes 7 to 0.

B. Resubdivision application of John's Custom Carpentry, Inc. for a modification of the open space for the Pine Hollow Estates Subdivision S #1236.1.

MR. CARMODY: Move to approve.

MR. DELSANTO: Second.

THE CHAIR: Any discussion?

MR. DELSANTO: Minor change.

(Motion passed 7 to 0 on a roll call vote.)

C. Special Permit Use application of Northstar Centers, LLC proposing to establish multiple buildings on one site within a Business zone, property located off Executive

Boulevard & West Street know as assessor's Map #120 & 131, Parcels 1 & 3 SPU #421.

THE CHAIR: This was left open also tonight.

MR. KENEFICK: Motion to table.

MR. DEMELLO: Second.

(Motion passed unanimously on a voice vote.)

D. Subdivision application of Westridge Development Corporation proposing to resubdivide property for purposes of creating 2 lots (Westridge Development), property located at 267 Flanders Street S #559.2.

MS. HUGHES: We are continuing our staff review, so we would request that this be tabled.

MR. DELSANTO: Move to table.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote.)

E. Site Plan Application of Sam's Food Stores proposing to construct two office buildings totaling 32,368 sf and related infrastructure with associated filling of the floodplain area within a business zone, property located to the rear of 438 Queen Street SPR #1425 & FF #192.

MS. HUGHES: As you are area, this was tabled to they could work out a legal agreement with the Town Attorney's Office.

MR. DELSANTO: Move to table.

MS. HUGHES: No. No. It was tabled.

MR. DELSANTO: Okay.

MS. HUGHES: And, to address some of the outstanding engineering comments. This is ready for action this evening.

There's two separate applications.

(Laughter)

You'll need to take two separate actions. One is the site plan application and the other is the floodplain filling application.

Now, you can go, Sev.

MR. BOVINO: Okay, thank you.

Sev Bovino, Planner with Kratzert & Jones. We have addressed all of the comments from Tony and Mary. I believe to their satisfaction.

We are providing a turn around for the Town trucks that come into our property here and turn around for snow plowing purposes.

We are deeding a portion of property to the Town to make that happen.

MR. CARMODY: Move to approve.

MR. DELSANTO: Second.

MS. HUGHES: Approve what?

MR. CARMODY: The site plan.

MS. HUGHES: Okay, well.

MR. DELSANTO: Second.

THE CHAIR: We have a motion and a second for the approval of the site plan.

ATTORNEY SCIOTA: You should flip that, actually.

MS. HUGHES: From a --- you should flip that. That floodplain filling first and then the site plan.

ATTORNEY SCIOTA: You are making a motion to approve the floodplain filling?

MR. CARMODY: Yah. Somebody put words in my mouth. I meant the floodplain filling.

MR. DELSANTO: Second.

(Motion passed 7 to 0 on a roll call vote.)

THE CHAIR: Motion passes 7 to 0.

Do we have a motion on the site plan?

MR. CARMODY: Motion to approve the: site plan.

MR. DELSANTO: Second.

THE CHAIR: Any discussion? Mr. Kenefick?

MR. KENEFICK: Uh, Sev, have you given any thought about the signage as far as getting out of there not --- in other words, to use the control signal? Is anything going to be done about that? I know that was brought up by one of our audience members.

MR. BOVINO: The control signal?

MS. HUGHES: To encourage people to use the traffic light at Price Chopper?

MR. BOVINO: Oh. Um, no. We haven't put any signage on the plan. By the way, that's on Town property. We couldn't do that, anyway. But probably we could put some on our property to say the best route to Route 10 is through Price Chopper.

MR. KENEFICK: Yes, because we've --- a lot of approvals on Queen Street, we've always, or some of them, the last ones in the last couple of years, we've always tried to stop the left-hand turns. And, that's a very, very busy place right there. And, to take a left-hand turn on Queen Street, I think is going to be disastrous.

So, if you could, you know, try to discourage it as much as possible, I think even the Town should get involved.

MR. CARMODY: Well, Fran ---

ATTORNEY SCIOTA: It would be a Town road so that would be

up to Jack and Tony, obviously, whether that was recommended.

MR. KENEFICK: What do you think, Tony?

MR. TRANQUILLO: Well, as Mark just said, that's a Town road so people could very easily legally go down Old Spring Street and take a right into Price Chopper.

I think what you'll find is that the people work in these two locations are going to be regulars. After a while they are going to learn the path of least resistance. Which is to go through Price Chopper and exit through the light. Especially during busy periods.

So, I think it will be a self regulating -- what's that?

MR. KENEFICK: It doesn't bother me --- what did you say?

MR. TRANQUILLO: I'm saying, if you're coming out of this site, take a right into Price Chopper ---

MR. KENEFICK: Oh, I see. Okay. Yup.

MR. TRANQUILLO: --- and then go out through the light. I think it will be a self-regulating situation.

MR. KENEFICK: Well, it wouldn't hurt just to remind everybody.

MS.LAURINAITIS: Something like what McDonald's has?

(Comments)

MR. KENEFICK: I don't know. Just give it some thought.

MR. KENEFICK: Jack will make a decision on some potential signage.

MR. DELSANTO: I think we discussed this last meeting. I'll bet money no one does it twice.

MR. KENEFICK: They shouldn't.

MS.LAURINAITIS: Uh, you don't know if they have like guests or people doing deliveries and whatnot ---

MR. TRANQUILLO: They'll have some visitors, but I think most of the people here are going to be regular employees.

MR. BOVINO: It's a corporate headquarters.

MR. TRANQUILLO: It's an office complex.

It's not a retail complex. It's going to be offices.

MS. LAURINAITIS: But they still have deliveries.

MR. TRANQUILLO: Oh, yah, they'll have some deliveries but -
-

MR. BOVINO: Occasionally, yes.

MR. ZACCAGNINO: A guy will make one left turn and he'll figure it out.

ATTORNEY SCIOTA: You could put a Route 10 North sign, with a little arrow going into --- they may not, Price Chopper may not be thrilled about it, but it is on a Town road, so if Jack says it's okay, you can put a little arrow, you know, Best Route to Route 10 North, or something.

MR. KENEFICK: Exactly, I mean, because ---

ATTORNEY SCIOTA: I don't think Price Chopper'll go crazy about it, but it's on Town property. We can put the sign there.

MR. KENEFICK: Usually, people at accidents get hurt.

THE CHAIR: So, what would the process be then, Mark, to request it?

ATTORNEY SCIOTA: That's something you could just simply have Mary do a letter and have Jack look into it.

(Undertone comments)

If he thinks its necessary.

MR. DELSANTO: I don't think its necessary.

THE CHAIR: It's worth pursuing.

We have a motion and a second for approval. Any other discussion?

(Motion passed 7 to 0 on a roll call vote.)

F. Site Plan Application of Leone Realty & Development proposing to construct a 12,000 sf mechanical services building, accessory building and parking area, property located at 360 Captain Lewis Drive SPR #1426.

MS. HUGHES: We are requesting this be tabled so we can complete our staff review.

MR. DELSANTO: Move to table.

MR. CARMODY: Second.

MS. LAURINAITIS: Second.

(Motion passed unanimously on a voice vote.)

G. Site Plan Application of Travel Centers of America proposing slope stabilization for the previously approved travel center facility, property located at 1875 Meriden Waterbury Road SPR #1326.2.

MS. HUGHES: We're completing our staff review and as with the previous application, we request that this be tabled.

MR. DELSANTO: Move to table.

MS. LAURINAITIS: Second.

(Motion passed unanimously on a voice vote.)

H. Site Plan Application of Vincent Nanfито & Stacey Raya proposing the construction of a 2,824 sf addition to an existing building with related parking improvements, property located at 200 Queen street, SPR #1427.

MS. HUGHES: This application is pending Conservation. We'd request that it be tabled.

MR. DELSANTO: Move to table.

MS.LAURINAITIS: Second.

(Motion passed unanimously on a voice vote.)

I. Subdivision Application of Angelo Calandra proposing to resubdivide property for purposes of creating 3 lots (Record Subdivision of Ryan Kelly) property located at 50 Matthews Street S #1238.

MS. HUGHES: This application has an application pending ZBA. We'd request that it be tabled.

MR. DELSANTO: Move to table.

MS. LAURINAITIS: Second.

(Motion passed unanimously on a voice vote.)

MS. HUGHES: Mr. Chairman, the rest of the unfinished business items, or at least the rest of them on this page, are all scheduled for hearing and they relate to applications that the Commission has initiated.

Because we are carrying over both the Fox Hollow Subdivision and the Northstar Application, do you want to bump the petitions for the reg change to the 18th or do you still want to try to do them on the fourth, or do you want to maybe, I know that there is some interest in the --- I'm just, I mean, in the interest of time, we can keep them scheduled for the fourth and then move them if we need to.

THE CHAIR: I have a feeling there'll be other things carried over to that meeting, also. So, why don't we take all three of them and move them off to the 18. Items L, M and N.

ATTORNEY SCIOTA: Items J and K are both staying on the 23rd.

THE CHAIR: They'll stay on the 23rd.

MS. HUGHES: They'll have to be continued to the fourth.

ATTORNEY SCIOTA: So, L, M and N are all going to the 18th?

THE CHAIR: April 18th.

J. Petition of Southington Planning and Zoning Commission to adopt proposed Redevelopment Overlay District boundaries mapping as an amendment to the 1991 Plan of Development (POD #1)

Scheduled for special public hearing March 23, 2006

K. Petition of Southington Planning and zoning Commission to amend the Zoning Regulations text to establish a New Section entitled: Section 11.19- Redevelopment Overlay District regulations, ZA #525.

Scheduled for special public hearing March 23, 2006.

L. Petition of the Southington PZC to amend the Zoning Regulations text of Section 3-05.2 to permit expansion of Special Permit Uses in a Residential Office (RO) Zone ZA #526.

Scheduled for public hearing on April 4, 2006 (Moved to the 18th of April.)

M. Petition of the Southington PZC to amend the Zoning Regulations text for upgrading of the standards and considerations during review of a Special Permit Use Section 8-2 = General Considerations for a Special Permit Use ZA #527.

Scheduled for public hearing on April 4, 2006 (Moved to the 18th of April.)

N. Petition of the Southington PZC to amend the Subdivision Regulation to permit modifications of the bonding process for subdivisions pending final approval, Section 4-08- consideration of Final Subdivision Plan SA #16.

Scheduled for public hearing on April 4, 2006. (Moved to the 18th of April)

NEW BUSINESS ITEMS

A. Site Plan Application of Carter Heights, Inc. proposing to expand the existing parking lot area for the existing Carter heights condominium complex, property located at Units #1 to #30 Carter Lane SPR #1428.

MS. HUGHES: The condominium association is requesting site plan approval to formalize where they've been informally parking. They have an area that has kind of been graveled and now they want to pave it for visitor parking.

MR. BOVINO: This property comes off of Carter Lane, almost at the end, near the intersection with Old Turnpike. The driveway starts at Carter Lane and heads north into the project and you have three buildings and you have a circular pattern to the traffic with parking all around.

They want to add a few parking spots here on the easterly side of the property. And, at the same time, they'll repave the entire parking lot. It's kind of in bad shape so they're going to do everything and add some spaces. And, at the same time we are proposing some plantings here just to screen from the neighbors.

THE CHAIR: So, it's just a gravel spot now and people are parking there. They're going to pave that and redo the whole area.

MR. BOVINO: That's it.

THE CHAIR: Okay.

MR. DELSANTO: Is there anything outstanding for this application?

MS. HUGHES: None of the new business items are ready for action this evening.

MR. DELANTO: Move to table.

THE CHAIR: We have a motion for a table. Is there a second?

MR. KENEFICK: Yup.

(Motion passed unanimously on a voice vote.)

B. Site Plan Application of Lake Compounce LP proposing to construct a spinning coaster ride and a food service area totaling 8,000 sf property located at 822 lake Avenue, SPR #1429.

MR. DONALD: Good evening. My name is Robert Donald and I'm here on behalf of Lake Compounce. And, I'd like to briefly show you, if I get the right side up here, what they're proposing.

This, what you are seeing on this map is the westerly side of the Lake. Right down here. Just off the edge of the map to the north is the trolley barn. This is the walkway. And, the trolley line running down to the trolley station right there. (Indicating)

The ride which is outlined in blue is the river raft ride. The purple line is the Boulderdash wooden coaster on the mountainside. The gray pad and the red line, running east and west, is the chairlift. And, the area between the chairlift and the river raft ride, which is shown in light green color is the ride location for a new spinning coaster.

It's a metal coaster and, as you can see, it loops and loops and loops and it goes up and down and the cars on the ride spin around while you are traversing that route and going around the loops and up and down and what have you.

And, that ride covers a ride pad of about an acre altogether. And, the little area right down here by the walkway (indicating) which is light tan and a little orange dot there which is a little food service building is approximately the same size food service area as the one across the pathway with a little deck out by the lake. And, the idea here is to increase the food capacity for the patrons who will be drawn to the new ride and the increased traffic in this area.

The food service area is about 4000 feet. If you count all the bits and pieces of steel and footings and what have you, there is about 4000 feet of surface area of the ride.

And, that's what they propose to do and construct the ride with your approval in the 2007 construction period. It

takes that long for very excruciating measurements of the ground. Calculations where the footings go. Design of the ride and the fabrication of the ride. A rather lengthy process.

MR. CARMODY: How much clearing takes place of this ---

MR. DONALD: Again, selective clearing. If you recall the Boulderdash ride, trees were removed in the area where the ride was going to be placed and those of you who have ridden the Boulderdash know that you sort of go through the forest. Ha, ha.

That's part of the ride and it will be again in this instance. The clearing will be what is necessary to construct the ride but part of the ambience is going through the woods.

MR. KENEFICK: I'd just like to say that you guys have done a fantastic job up there in the last --- how long have they been here, six, seven ---

MR. DONALD: Ten years.

MR. KENEFICK: It doesn't seem that long, but everything you've done seems topnotch and you know, you haven't really cleared the mountain. I mean, you can still see the mountain up there. I think you worked around pretty good obstacles up there and good luck.

MR. DONALD: Thank you so much.

MR. KENEFICK: Nice job.

MR. DEMELLO: It really is. You know, it's a real class act down there. What you guys did. Did you guys put another ride there? Was there another new ride there or is this the new ride?

MR. DONALD: This area was reserved for a ride and its time has come.

MR. DEMELLO: Oh, okay. I thought there was another one then.

(Everyone commenting)

MR. TRANQUILLO: In Bristol. On the Bristol side.

MR. DONALD: Yes, there is a new ride in Bristol, up near the Ferris wheel.

MR. DEMELLO: We don't talk about it, that don't matter. We don't talk about the Bristol side.

ATTORNEY SCIOTA: The rides actually would be better if you kept them on the Southington side.

(Chuckles)

MR.DONALD: I would point out to you that when you look at our plans, that we have indicated future ride locations inside the southerly loop of Boulderdash right there (indicating).

And, on the last sheet, looking toward the expansion of the picnic pavilions because the business for the pavilions, the various events and meetings of statewide organizations has grown and grown and grown and the time will come when there needs to be some additional picnic pavilions, as well.

We would be back to see you.

THE CHAIR: I've been to several events there and you handle them very well and the flow of people and the flow of traffic is fantastic.

And, you only see the trees when you're on Boulderdash if you have your eyes open.

MR.DONALD: And, I know Jerry Brooke, who is the General Manager and he's seated back here and I know he's very happy to hear your comments.

MR. CARMODY: Quick question that is unrelated to this but is related to Lake Compounce. The water park? You guys, you're doing a renovation to that and moving Mount Vernon Road?

MR.DONALD: The relocation of Mount Vernon Road is still in process. It's been at the DEP for some considerable period of time. It's hoped that some action will be taken there and it could proceed.

It has been approved, you know, previously, back about, I think it was six years ago that everything was approved but the time was not right to do that work and finance that work and the approvals lapsed. They are doing it again now but it doesn't seem to be any easier somehow.

THE CHAIR: All right, thank you very much and look forward to having you back real soon.

MR. DONALD: Thank you.

MR. DELSANTO: Move to table.

MR. KENEFICK: Second.

(Motion passed unanimously on a voice vote.)

C. Subdivision Application of Et Al Properties, LLC proposing to subdivide property for purposes of creating 8 single family lots (Five Acre Estates), property located at 145 Spring Lake Road S #1239.

ATTORNEY MECCARIELLO: Good evening, Mr. Chairman, Commission members and Staff, we do see the staff. Bryan Meccariello, 142 North Main Street. I'm here on behalf of the applicant tonight.

In light of the box that was carried in, I'll be brief in my comments. This property is located at 145 Spring Lake Street although I've known it always to be Spring Lake Road.

The proposed road for the subdivision is named: Hazel Court. The property is in an R-20/25 zone. It's about 5.25 acres of property. It's incredibly flat. This property sits north of Cathy Drive, east of Hatton School. It's south of Kuhr Drive and somewhat east of Clover Meadow Court.

The proposal is to 8 lots, all interior. There's going to be public water and sewer, underground utilities. The houses are going to be approximately 2500 sf. Roughly about a 56-35 building box.

What I have for staff tonight kind of in anticipation, I have an environmental site screening study dated March 2nd

and I'd like to offer that. That covers the entire site. Obviously, the road is going to be deeded to the Town.

I have some general concepts of types of houses. They're going to be consistent with what you see on Kuhr Drive. They're not going to be big, overbuilt homes. I have what is going on -- I can pass it around.

(Pause)

The prices are starting at \$399,000. It's a good fit for the neighborhood. It's ideal because you have a church, you have a school, you're close to the park and you're creating a neighborhood rather than the other idea was to have homes right on Spring Lake Road itself which, to me, is somewhat dangerous. You've got a lot of traffic, you've got buses, you've got school kids.

There will be sidewalks, interior.

If there's any other questions that I can answer, I will. Steve Giudice from Harry E. Cole & Son is here and if there's any engineering questions he can answer those.

MS. LAURINAITIS: Are these going to be age restricted homes or --

ATTORNEY MECCARIELLO: No. Not at all.

MS. LAURINAITIS: So, they are not going to be part of the condominium?

ATTORNEY MECCARIELLO: Oh, no. These are single-family dwellings.

THE CHAIR: All right. Thank you very much.

ATTORNEY MECARIELLO: Thank you.

MR. KENEFICK: Motion to table.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote.)

D. Site Plan Application of APD Engineering on behalf of

Wal-Mart Stores, Inc. proposing to construct a 6,283 (+/-) sf glazed canopy structure over the existing fenced garden center area of the existing Wal-Mart retail store facility, property located at 235 Queen Street SPR #1210.3.

MS. HUGHES: This was a significant enough change to that building that we felt it would be best for them to come forward with site plan approval. They're modifying the canopy.

Their engineering firm is out of state so we haven't reviewed this so I didn't suggest that anybody come down for this evening's meeting. We just wanted to let you know.

MR. KENEFICK: I have a question for Mary. Did you notify Art Cyr about this?

(Laughter, laughter)

MS. HUGHES: It's on the Agenda.

MR. TRANQUILLO: He already knows about it.

MS. HUGHES: It's filed on Southington. Org. Any number of people in Town have been informed.

(Comments)

MS. LAURINAITIS: Mary, this is on the front side of the building, right?

MS. HUGHES: Yes. The garden center.

MS. L. AURINAITIS: That's what I thought. It doesn't border Southington Manor.

MR. KENEFICK: I have a serious question: why do they want a glazed canopy? Just to let reflect more light or make it look a little bit more razzle-dazzle?

MS. HUGHES: Yes. They've changed their spec. They're doing a number of these throughout the northeast right now.

(Undertone comments)

THE CHAIR: Okay. Anything else?

MR. KENEFICK: Motion to table.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote.)

New Items to Schedule for Public Hearing either: April 4 or April 18, 2006.

A. Petition of the Southington PZC to amend Section 2-94D Pertaining to Definitions of Two Family Dwelling ZA #528.

MS. HUGHES: I would recommend you schedule that for the 18th.

THE CHAIR: Yes. We will do so. Schedule it for April 18th.

MS. HUGHES: Before we go into Miscellaneous, I'd like to ask the Commission to add an 8-24 referral from the Town Council regarding accepting donated property on Darling Street.

MR. CARMODY: Motion to add.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

THE CHAIR: We will add that as Item --

ATTORNEY SCIOTA: A-1 in Miscellaneous.

MS. HUGHES: Yes.

THE CHAIR: A-1 in Miscellaneous.

MS. HUGHES: Mark is so afraid that he's going to have to stay for the Plan of Development, Val.

ATTORNEY SCIOTA: No. I wouldn't put it C. A-1.

MISCELLANEOUS

A. Request for Release of the \$1,000.00 Erosion and Sedimentation bond for the Immaculate Conception Church Religious Education Center, property located off Summer

Street SPR #1349.

MS. HUGHE: Ready for Release.

MR. KENEFICK: Move for release.

MR. DELSANTO: Second.

(Motion passed unanimously on a voice vote.)

A-1. Open Space Referral - Darling Street

ATTORNEY SCIOTA: Mr. Chairman, under A-1, we have this referral to the PZC from the Town Council as well as your Open Space and Land Acquisition Committee.

This is Darling Street. These are four separate parcels owned by Errichetti. If you remember correctly, here's the PUD, it's not technically a PUD, but this is the area over here to the east.

What they'd like to do is deed these four parcels to the Town of Southington in lieu of taxes. There's an issue with tax liens on the property and my office started moving forward and instead of doing that, the homeowner or the property owner came to us and said, well, can we deed this property over to you.

It already when through the Open Space Committee and three of these parcels, 114, 58 and 1 are all actually good parcels. This particular parcel (indicating) is for ice-skating in the winter. It's a big pond actually.

So, the Town Council and the Open Space Committee feel it is something beneficial to the Town.

It's currently in an R-20/25, Mary?

MS. HUGHES: Yes.

ATTORNEY SCIOTA: It's an R-20/25 zone.

MR. KENEFICK: A steal.

MR. DELSANTO: I'd like to send back a favorable 8-24 for this.

MR. CARMODY: What are the liens.

MR. KENEFICK: Second.

MR. DELSANTO: Nice piece of land. We'll take it.

(Motion passed 7 to 0 on a roll call vote.)

THE CHAIR: Mark, are you going to be leaving for the Plan of Development?

MR. CARMODY: No. He wouldn't do that.

ATTORNEY SCIOTA: Whatever you wish, Mr. Chairman.

THE CHAIR: If you are, I want to do something before we go do that.

Before we move into the Plan of Development, I'd like to see if we can get a motion to adjourn into Executive Session excluding the press and the public.

MR. DELSANTO: Motion to adjourn into ---

MS. HUGHES: You have to add the executive session.

ATTORNEY SCIOTA: Add it first for pending litigation.

MR. DELSANTO: I'd like to add the executive session for pending litigation to tonight's Agenda.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote.)

MR. CARMODY: Now, a motion to go into executive session.

ATTORNEY SCIOTA: Barring the press and public and having your Planner and your Town Attorney.

MS. HUGHES: Deputy Dog!

ATTORNEY SCIOTA: The attorney.

(Motion passed unanimously on a voice vote.)

(Whereupon, the meeting adjourned to executive session at 8:30 pm.)