

PLANNING & ZONING COMMISSION
Regular Meeting
October 19, 2010

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, October 19, 2010. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky	Kelly DelDebbio
Zaya Oshana	James Sinclair
Francis Kenefick	Steve Kalkowski*
Michael DelSanto, Chair	

(*Arrived at 7:25 o'clock, p.m.)

Ex-officio members present were as follows, viz:

Mary F. Savage-Dunham, Town Planner
Anthony J. Tranquillo, Director of Public Works/Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent:

John Weichsel, Town Manager
Lisa Conroy, Alternate
Ed Costello, Alternate
Patrick Saucier, Alternate

A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

The Minutes are being prepared summary style and the video and audio tapes are available for further detail.

MICHAEL DELSANTO, Chairman, presiding:

Approval of Minutes

Regular Meeting of October 5, 2010

Mr. Sinclair so moved a motion to approve as presented. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

Mr. Oshana noted for the record he did review the video.

Business Meeting

A. Frank and Teresa Ciechanowski, flood plain filling application, 993 Old Turnpike Rd (FF#224)

Ms. Savage Dunham reported the applicant was not here this evening. Briefly, this is a floodplain filling application. They are requesting approval stemming from some construction that was done within the regulated area. I did speak with the applicant and his agent today. One of the conditions of the Conservation Commission approval still hasn't been completed, yet. (Number 3)

I would suggest a table. The agent has assured me they'll be able to comply with Number 3 by the next meeting and then it would be ready for action.

Mr. Oshana made a motion to table which was seconded by Mr. Chaplinsky. Motion passed unanimously on a voice vote.

B. LCI of Southington, LLC, site plan modification to expand outside storage for vehicle parking, 493 Old Turnpike Road (SPR #1314.1)

Attorney Anthony Denorfia, representing the applicant this evening. This has to do with the Southington Super Storage site on Old Turnpike Road.

The site has presently two uses on it. There is a building that's used for construction purposes and there is also the area that was approved by this commission for a storage facility.

Within that storage facility there are some parking of recreational vehicles. The applicant has found there is a big demand for people to park recreation vehicles (RVs, boats, et cetera) during the winter season. What we have proposed is the area that is gated and fully enclosed that they can park the vehicles. It is mostly during the winter time.

We responded to staff comments today and I think the Town Planner has a couple of items that the applicant is in agreement with and he'd like to so stipulate those items.

Ms. Savage Dunham said staff is supportive of the application. We did inspect the site. There's a few items that we'd like to have clarified on the plan. We would like to have it clarified that the travel lane remains unobstructed around the building. Explained.

My understanding is the fire lane will be kept unobstructed but we'd like the plans to reflect that.

We would ask that bollards are shown by the transformer for protection and we would ask that they just more clearly hatch mark on the map where the new storage is to be. Explained.

We are supportive of it. I certainly do agree with the stipulations if you chose to approve. It is definitely needed. I see it all the time.

Mr. Chaplinsky made a motion to approve with the Planner's stipulations. Mr. Oshana seconded. Motion passed 6 to 0 on a roll call vote.

C. Tahoe Realty, LLC, revision to site plan for landscaping and center island, 120 West Main Street (SPR #1558.1)

(Mr. Oshana recused himself for the application and left the room.)

Sev Bovino with Kratzert, Jones representing the applicant. Also here is Attorney Meccariello and Dean Michanczyk.

The changes on the plans were basically related to the center island. Pointed out the landscaping and the brick pavers areas. The area was changed from the original approval. Passed around documents to show what was approved prior and what is shown on the site plan now.

In addition to the center island, the westerly entrance was supposed to be curbing. We eliminated the curbing and paved that corner to allow more easy access to the area by trucks. A better turning movement at that location. And, for the same reason we widened this area here to the south (indicating) to have more area for the trucks to make a movement. We found the rear tires of the trucks would go over the islands the way they were designed before. That is why we have those brick pavers on the two islands on the south east and south west corner.

The landscaping has been intensified and has been made, in my opinion, a lot better than the previous plan. There is extensive plantings all around the property.

Explained the original and the new area on the map.

The Town Planner stated for the record that the site plan modification is simply for the landscaping and the central island and the modifications to that.

There are changes to the landscaping for you to think about. There is the elimination of three of the trees that you required. There is elimination of 19 azaleas and rhododendrons being substituted with day lilies and black eyed Susan's and cone flower. So you are switching from more of a tree or shrub kind of think to kind of perennial vegetation.

The central hardscaped area the applicant is currently before the ZBA for a variance to do outside display.

You can think about the aesthetics and how it is going to look as you shift the landscaping. They are going to have materials stacked out there for display.

I have no other comments with regard to the site plan modification. Except I would add that the dumpster area has changed a little bit and that is reflected on the plan and that was done with staff.

Ms. DelDebbio asked the thought process behind changing the plantings when azaleas and rhododendrons are more year round, green year round?

Mr. Bovino explained some of the changes were made for the purpose of visibility along the roadway. The other changes, I can have Mr. Michanczyk speak to that. Most of the plantings, if they're not in a certain location as was indicated on the previous plan, they are in different parts of the site.

Dean Michanczyk, 853 Andrews Street. Explained his landscaper and another landscaper got together and came up with this plan after speaking with Jim Sakonchick from Kratzert, Jones. They thought it was better. And, I think the site is quite an improvement over what it was.

Mr. Sinclair asked what would be displayed. Mr. Michanczyk said nothing permanently. So far nothing has been displayed there. In the future, maybe bring a gas grill island out there in the summertime for people to see ---new product, maybe. Mary asked me to get it. And, I really do try to do what is asked of me.

Discussion.

Attorney Bryan Meccariello, 142 North Main Street, on behalf of the applicant spoke. I've got some photos with regard to the changes, the site plan modification. What we are doing is changing the "ears" as we call them. They were raised and when the first truck came in it just ripped up those pavers. Mr. Michanczyk he had those recessed so they're flush. It still has that look.

As for the display, it was on the original set of plans approved by this commission. It had a notation when you are ready to do some display, you have to get a variance. So we have applied. I don't anticipate a problem. It is going to be a seasonal display.

Discussion.

Mr. Michanczyk further explained the reasoning for doing the patio blocks.

Mr. Sinclair made a motion to approve the modification. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

(Mr. Oshana re-entered the room and the Chair reseated him.)

D. Yarde Metals, site plan modification application for a proposed 12' x 24' accessory building, 45 Newell Street (SPR #1524.3)

Mr. Bovino, Planner, with Kratzert, Jones represented the applicant. The proposal is to add next to the fuel station a small accessory building, 12 x 24, to house all the needs of the truckers. I gave a list to the Town Planner.

And, there will be all the spill prevention kits and tools that truckers might use.

The building will be built out of masonry. A pitched roof. And, built with 8-inch lip, so you step down into the concrete floor. All materials are self contained, but in case something spilled, there would be a containment area within the building.

In addition to that, we have a containment area outside of the building and in the paved area with an oil separator as was discussed in the previous approval.

We shifted the tank location southerly a few feet and created a little bit of space on the north side of the concrete pad to house the small building. That's the change.

The Town Planner said staff just received this application the other day. Our only question was more about the building construction. We can handle that at the building permit time. We have no other comments. Mr. Bovino did say it will be slab on grade.

Mr. Sinclair made a motion to approve which was seconded by Mr. Chaplinsky. Motion passed unanimously on a voice vote.

E. Knight's Crossing, release of \$17,000 Erosion and Sedimentation bond pending replacement of original passbook with a bank check in the amount of \$2,500 to cover the excavation of the rear lot adjacent to the wetlands, Hobart Street (S#1167)

The Town Planner said staff supports this. We are asking for the bank check just for the one remaining piece of work outstanding. We do support this. We'll hold the passbook until we get the check.

Mr. Sinclair questioned the issue outstanding for the E & S bond. The Town Planner said it was the excavation of the rear lot. Mr. Sinclair asked what else is left on the whole site?

(Mr. Kalkowski entered the meeting.)

The Town Planner said the work that we need the bond to cover is just on the rear lot. I haven't done an inspection of the site. My staff does that.

Discussion.

Mr. Sinclair said he had communication saying there are issues with the manhole covers being above grade. Mr. Tranquillo said his staff was investigating that.

Mr. Sinclair suggested a motion to table to go out and see what's going on on the site. Then we can make an informed decision regarding the whole site.

The Chair seated Mr. Kalkowski.

Mr. Sinclair made a motion to table. Mr. Oshana seconded that for a vote. Motion passed 5 to 2 with Mr. Kenefick and Mr. DelSanto opposed.

Items to Schedule for Public Hearing

A. MC Realty, Dev., LLC, Special Permit Use application for child day care services for more than 13 clients, 2003 West Street (SPU #490)

November 16, 2010.

Administrative Reports

Ms. Savage Dunham reported in the packet was information on kennels in the I-1 zone. I did hear that the person who instigated the whole request may now not be moving forward. I'm trying to ascertain that and then you can decide if you want to have a public hearing on it or just withdraw it. I should be able to email you before the next meeting.

I wanted to ask you, I did get a communication from Target and they want to put trailers on their site and do a remodel. When Wal-Mart did it, we had them do a site plan so we could see where it was. With Christmas coming up and all of that, that may be of interest to have some strategic placing of these trailers.

After discussion, it was decided for consistency; they should come before us with a site plan and tell us what they want to do.

The Town Planner will try to have it on for the next meeting to keep that moving.

The Chair advised the Town Planner the Calendar for 2011 looks good. It's okay.

Receipt of New Applications

Ms.Savage-Dunham reported on four.

- Tahoe Realty, you acted on that tonight.
- Yarde Metals, that was acted on tonight.
- MC Realty SPU #490 for child daycare services 2003 West Street.
- MC Realty SPR 1578, corresponding site plan modification for MC Realty Development, LLC for day care facility at 2003 West Street.

Commission Comments

Mr. Kenefick asked about the library parking lot. Attorney Sciota responded we have a contractor is onboard to begin work in April, 2011 with completion by July.

Mr.Kenefick asked if the town could clean up the site. Attorney Sciota reminded the commission there is an earth excavation currently going on there on the south part of that project using the ingress/egress. They are about 80 to 90 percent done, as I recall.

We can look at the spot not being touched by the current contractor. I'll pass it over to public works.

Mr.Kenefick asked if this could be made a temporary lot as there is a need for this. Attorney Sciota said that was looked at by the public works committee and the Town Council and this is the route we are going.

Mr.Kenefick said at least they could clean it up and make it look more presentable.

Mr.Chaplinsky asked the Town Planner: You were going to look at accessory buildings/sheds. At the last meeting we had some communication regarding new square footages and revising the regulations. Is it in the works? Can we have it for next meeting?

The Town Planner said she would try, but she wouldn't promise anything.

Discussion of the procedure that needs to be followed as a zoning text amendment.

Mr. Chaplinsky said it would be good if we could get that one going. It would be appreciated.

Mr. Chaplinsky brought up the linear trail. It looks like there was some work to be done. The Town Planner noted the punch list provided on the linear trail. As we do with every project as it creeps toward completion or is on going for a long time, we like to benchmark progress and generate a checklist.

You have the punch list in your packet. That was sent in response to emails from the commission regarding questioning whether or not there was going to be safety fencing at the bridge crossing.

The punch list that you have was provided to demonstrate to you that staff had called that matter out to the contractor about a week earlier and since that time we have followed back up with the contractor, October 15th, and had them be directed to put up the orange construction fencing as soon as possible. And, we reminded them that we discussed the completion of the pedestrian safety fencing on the punch list and that the contractor would be liable for any injuries.

That's the status of that.

Mr. Chaplinsky asked about scheduling a public hearing on the sheds. Ms. Savage Dunham said a public hearing would need to be scheduled. Mr. Chaplinsky asked if it could be emailed when we have it versus presenting at the next meeting to expedite matters.

(End of Tape #1, Side A)
(Beginning of Tape #1, Side B)

Ms. Savage Dunham said she would email the draft text and with consensus from the commission, she can refer it out.

Attorney Sciota advised there is a sub-committee on Rails to Trails, also, at the Council level. That was one of the big things -- we have taken at least three separate walks and that issue has been handled.

Remember: The Trail is still closed.

Mr. Sinclair made a motion to adjourn which was seconded by Mr. Oshana. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:35 o'clock, p.m.)