

PLANNING & ZONING COMMISSION  
 Regular Meeting  
 April 20, 2010

The Planning & Zoning Commission held a regular meeting on Tuesday, April 20, 2010. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

|                         |                  |
|-------------------------|------------------|
| James Sinclair          | Francis Kenefick |
| Paul Chaplinsky         | Zaya Oshana, Jr. |
| Michael DelSanto, Chair |                  |

Alternates: Lisa Conroy  
 Steve Kalkowski

Ex-officio members present were as follows, viz:

Anthony J. Tranquillo, Director of Public Works/Town Engineer  
 Mark J. Sciota, Deputy Town Manager/Town Attorney  
 John Weichsel, Town Manager

Absent: Kelly DelDebbio  
 Edward Pocock, Jr  
 Ed Costello, Alternate Commissioner  
 Patrick Saucier, Alternate Commission

Mary Savage-Dunham, Town Planner

The Chair seated Ms. Conroy for Ms. DelDebbio and Mr. Kalkowski for Mr. Pocock, Jr. 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 April 6, 2010

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

## BUSINESS MEETING:

A. Paul Bucchi, site plan application for the construction of a 9,320 sf commercial and service building and a 4,0000 sf warehouse building, 154 Town Line Road (SPR #1542.1.)

Brian Plourde, engineer, representing the applicant presented. We met last on April 6<sup>th</sup> and we have since received comments from the planning and engineering departments to which the plans in front of you tonight we feel properly have addressed.

Most notably, the change was made to the development, to slide it back about 15' away from the street to provide for a drainage swale to possibly help alleviate some of the ponding issues on that side of Town Line Road.

The other item was the property, as of the last meeting, had not yet been filed on the town records. And, we understand that was filed week.

And, aside from those items, there are a few minor details that needed to be revised and added to the plans. We will work with the engineering department on that.

I'll answer any questions.

Mr. Chaplinsky brought up the letter that was received from the Town of Plainville and discussed at the last meeting. Mr. Tranquillo responded that the town staff is all set with this.

The Mylar has been filed.

Mr. Chaplinsky made a motion to approve. Mr. Sinclair seconded.

Discussion about the bonds. The Town Attorney recommended a stipulation that the Mylar and bonds are in both in place on the subdivision.

Mr. Chaplinsky made a motion to amend the motion to include the stipulation to insure that the bonds are in place and the Mylar is filed. Mr. Sinclair amended his second.

Motion passed 7 to 0 on a roll call vote.

B. David Alfano, site plan application for proposed parking area expansion, 640 Main Street (SPR #1569)

Stephen Giudice, Harry Cole & Son, representing the applicant. We have an existing office space at 640 Main Street. Mr. Alfano is a real estate agent with Remax. He's purchased the property and he is going to move his office into the space.

One of the issues that we have is that we don't have enough parking on site.

We are proposing to remove the existing garage in the back of the property. And, then we are going to put down some additional asphalt. We propose a retaining wall around the back side and we're going to stripe the handicapped space and install a sign and make improvements to the apron on that property.

We did receive some very minor comments from town staff. I did talk to Mary about those and we did respond in writing. I don't know if she has talked to Mr. Tranquillo about that, or not.

Mr. Tranquillo said she has not had a chance to review this, yet. It's not ready. We recommend a table.

Mr. Sinclair made a motion to table. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

C. Dee Zee Ice, LLC, site plan application to construct a 12,325 sf manufacturing facility with associated parking, 93 Industrial Drive SPR #1571)

Stephen Giudice, representing the applicant. This is property located at lot 18, 93 Industrial Drive.

We are proposing basically an ice manufacturing facility. We have 12,000 sf building. A little over one acre parcel. We have a minimum of parking spaces on the site for employees and we have access for turning trucks in the back. The storm water detention is handled by an existing detention basin that was constructed as part of the subdivision. We don't have any parking in the front. We have a nice green area in the front of the building. We think it will be a really nice addition to the industrial park.

We did receive comments from town staff. We addressed those comments and submitted revised plans. I hoped Mary had a chance to look at them, but I'm not sure.

We will request a table for tonight.

Number of employees were discussed and the size of the parking area. Turning area for the trucks was discussed.

Mr. Tranquillo asked if they were using municipal water for the ice and if they were has this been submitted to the water department. Mr. Giudice said they have submitted this to the water department.

Mr. Chaplinsky referenced a letter from the Town Planner dated April 9, 2010. Discussion of the items noting they were addressed on the plans.

Small amount of retail sales was discussed as permitted per the regulations (20%).

Mr. Sinclair made a motion to table. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

D. Mountainview Farms, calling of bonds (SPR #1456)

Mr. Kenefick recused himself and left the bench.

Mr. Tranquillo explained this is the subdivision on Meriden Avenue that we talked about recently. There's a \$17,800 E & S bond and a \$1,000 public improvement bond. We would use this for water control and erosion and sedimentation control on the site. We are recommending you call these bonds.

You had asked for a list of the items we would use the money for, but we don't have that, yet. Loaming, seeding needs to be done and there's curbing that needs to be put in. I'm sure this amount would be applied towards that work. It's just for the stabilization of the site. No aesthetics.

Ms. Conroy asked if there was any correspondence from the developer. Attorney Sciota said he did not, but the Planner informed me that she spoke with the developer over the phone and did not, obviously, resolve it.

Mr. Oshana said this has been an ongoing nightmare. This is the second of two calling of the bonds and I make a motion that we call the bonds immediately. Mr. Sinclair second. Motion passed 6 to 0 on a roll call vote.

Mr. Kenefick resumed his seat at the bench.

E. West Pines Drive, release of balance of the subdivision bond (S#1213)

Staff supports this. Mr. Chaplinsky made a motion to approve. Ms. Conroy seconded. Motion passed unanimously on a voice vote.

F. Road acceptance, Pine Hollow Estates S #1236.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Chaplinsky seconded.

Attorney Sciota added with the stipulation of a \$100,000 maintenance bond for a period of 18 months. Mr. Sinclair added to his motion. Mr. Chaplinsky seconded.

Motion passed unanimously on a voice vote.

#### ITEMS TO SCHEDULE FOR PUBLIC HEARING

None

#### ADMINISTRATIVE REPORTS

None

Mr. Giudice brought up Hawks Landing that he thought was supposed to be scheduled for a public hearing.

Discussion.

Attorney Sciota suggested it is a timing aspect. Why don't we say we'll leave it up to the Planner to schedule it if it's ready to go.

The Chair said it would be up to the Planner's discretion to schedule the SPU on Hawks Landing for the public hearing for our next meeting.

#### RECEIPT OF NEW APPLICATIONS

Mr. Tranquillo advised the only one he knew of was the Town of Southington for parking lot development at the library. The Town Attorney added that the Planner will email the list to the Commission.

Mr. Chaplinsky made a motion to adjourn. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:20 o'clock, p.m.)