

PLANNING & ZONING COMMISSION
Public Hearing & Regular Meeting
June 21, 2011

The Planning & Zoning Commission held a public hearing and regular meeting on Tuesday, June 7, 2011. Chairman Michael DelSanto, called the meeting to order at 7:01 o'clock, p.m.

The following Commissioners were present, viz:

James Sinclair	Steve Kalkowski
Kelly Kennedy DelDebbio	Francis Kenfick
Zaya Oshana	Michael DelSanto, Chair

Alternates: James Macchio
 Randall Gage

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner
Anthony J. Tranquillo, Town Engineer (Arrived at 7:14 pm)
Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent: Paul Chaplinsky, Commissioner
 Lisa Conroy, Alternate
 Patrick Saucier, Alternate

The Chair seated Mr. Macchio for Mr. Chaplinsky. 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

A. Regular Meeting of June 7, 2011

Mr. Sinclair made a motion to approve the Minutes as presented. Mr. Kalkowski seconded. Motion passed on a majority voice vote with Mr. Kenefick abstaining.

Mr. Gage commented for the record he read the Minutes and watched the TV video. Mr. Kenefick said he did read the Minutes, as well.

The Town Planner read the legal notice into the record for public hearing item.

PUBLIC HEARINGS:

A. Petition to Change Zoning District Boundary, 45 Railroad Avenue, from "R-12 to "I-1" (ZC #536)

Bob Tobacco, 321 Matthews Street, Bristol, CT, applicant presented. One of the owners. Just looking to get the whole building to conform in the area. I don't know how things happened a long time ago. It used to be a machine shop in there and there is now a specialty painting company in there. I'd like to get the entire building zoned so the entire piece of property is one zone.

There has never been any residential use there since this owner has owned the property.

The building is rented out and no change is anticipated. We got a special permit for the guy who does specialty painting in part of the space. Because some of the building is in the industrial zone and part of it is not, it seems to be causing a problem with the zoning department. They suggested we get the whole thing to conform to one use. Then we will leave it as is.

Ms. Savage Dunham gave the history of the building's zoning. She noted a copy of a letter which confirms the applicant's statements. (Letter on file in the Town Planner's office.) An approval from the ZBA was granted with conditions. (On file in the Town Planner's office.)

She explained the specialty use on the property. It is not a body shop. It is a specialty painting company.

She attached a copy of a recent letter she had mailed out. We do from time to time receive complaints there is auto body work going on there. (April 27, 2011 Notice of Violation.)

Discussion.

The use and the zoning are two separate items.

The applicant said there is nothing being stored outside. That doesn't seem to be an issue. The Tenant is not painting cars outside.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

Hearing no further comments, the Chair closed the public hearing.

BUSINESS MEETING:

A. Petition to Change Zoning District Boundary, 45 Railroad Avenue from R-12 to I-1, ZC #536.

This item is ready for action after the commission's consideration.

Mr. Sinclair made a motion to approve the zone change. Mr. Kalkowski seconded.

Attorney Sciota noted for the motion: it is a logical extension of the industrial zone.

Effective 15 days after the date of publication.

Motion passed 7 to 0 on a roll call vote.

B. Request for approval under 8-24 in the amount of \$100,100,000 for Renovations, Improvements and Additions to the DePaolo and Kennedy Middle Schools (MR#460).

Attorney Sciota noted this is a Resolution which you have in your packet if the commission so chooses to move on this tonight it would be based upon the Resolution entered into the record.

The number stated on your Agenda, the number itself is not a fixed number as it has not gone through the BOF or Town Council at this point. The number will be dictated by the financial institutions.

You're talking about an 8-24, and with this particular project, is it in conflict with the Plan of Development or is it in compliance with the Plan of Development.

(Mr. Tranquillo entered the meeting.)

Joe Costa from Fletcher Thompson, along with Curt Krushinsky and Barry Blades gave a power point presentation. The commission was supplied with a copy of the power point presentation slides so they could follow along which has been entered into the record and is on file in the Town Planner's office for review.

At the conclusion of the power point presentation, questions were entertained from the Commission.

The bus loop arrangement was discussed at DePaolo.

Where the students would be housed while the construction is going on was discussed.

Both projects will be done concurrently.

The future student population calculation was explained.

Reimbursement by the state rates were discussed.

The Chair advised the 8-24 that's in front of us today talks about the building and the scope of what's going to happen, the improvements that are going to be made to the building. I want you to think about that when voting.

The Planner concurred. This is an 8-24 and what's before you for your consideration is the conceptual plans. In your packet is provided a draft resolution for your consideration. You need to consider whether or not you would make a favorable recommendation on the proposed conceptual plans. Explained the resolution particulars.

These projects will be back before you for site plan approval and then there will be a great deal of scrutiny given to the details.

Ms. DelDebbio made a motion send back a favorable 8-24 incorporating the resolution that is set forth in the Minutes tonight. Mr. Kalkowski seconded.

Motion passed 6 to 1 with Mr. Kenefick opposed.

C. Yarde Metals, floodplain filling applications, 45 Newell Street FF #227

Sev Bovino, Planner with Kratzert, Jones represented the application. This application is for the renovation of an existing bridge which crosses over the Quinnipiac River. This bridge was used to walk to the parking lot on the other side of the river by the employees of the previous owner of this facility.

The proposal is to improve the bridge to allow truck movements over the bridge. Most of the time it's going to be forklifts or the type of equipment you see at the airport moving material from one side to the other. It was also designed to allow truck traffic so if a truck decides to go over it; it is not going to crash.

Right now it is an 8' wide bridge. Explained how the additional piers would be constructed. The bridge when done will be 14' wide.

There is no flood plain filling. Explained the 40 cy he applied for was for the approach to the bridge. We need to widen that on both

ends. The finished grade will be the same as the existing grade and the 40 cy is not in the plan.

We received approval from the Wetlands Commission. The approval is for disturbance in the flood plain but not for actual filling.

Discussion of why the bridge needs to be replaced.

The use will be between the two buildings. Discussion.

The Town Planner asked for a table on this matter. Additional information was received today and has not been reviewed. Although, we are supportive of the project, it is in a flood way and flood plain and we want to be sure that we review it appropriately and present you with the proper stipulations if any.

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

D. Yarde Metals, Inc. site plan application for proposed 30,000 sq ft addition, 45 Newell Street, SPR #1524.5.

Sev Bovino, Planner with Kratzert, Jones representing the applicant. This is Newell Street. The existing facility is shown. We are proposing a 30,000 sf addition on the southwest corner of the building close to the river. This addition will be slab on grade with no additional bathrooms or office space. It's specifically for floor are for their operation.

There is loading area that will be continued and they will exit at the southerly end and have the same traffic circulation as before.

There is additional landscaping provided on the southerly side.

The lighting will be on the building with full cut off fixtures. One of the light posts will be removed all together and the remaining light posts are sufficient for the illumination of this area.

Existing utilities will be relocated. There is some drainage and some sewer lines and additional utilities.

The addition is totally outside of the wetland area and the buffer area of the river and the flood plain. This addition is not impacting any of that.

Now Yarde Metals probably has a half a million square foot of buildings.

Ms. Savage Dunham indicated the application is ready for action.

Mr. Sinclair made a motion to approve the application which Mr. Kenefick seconded. Motion passed 7 to 0 on a roll call vote.

E. Sixty Six Realty, LLC, site plan application for a proposed 25,713 sq ft building, 199 Lazy Lane, SPR #1586.

Stephen Giudice with Harry Cole & Son at 876 South Main Street represented the applicant. This is a property that was presented to you in the past. It's a 25,000 sf building proposed on Lazy Lane. This is lots 8 & 9 combined into one lot to accommodate the building.

SRS as you know is a local trucking company and they have very clean machines. They work hard on their image.

They are proposed a very nice building. Showed and explained an elevation view of the building. Very nice, clean, state of the art building.

We've worked closely with staff addressing our comments. I think we're in pretty good shape. DEP requirements for floor drains we'll take care of as we move forward in the process.

The Town Planner indicated this application is ready for action.

Mr. Sinclair made a motion to approve the application. Mr. Oshana seconded. Motion passed 7 to 0 on a roll call vote.

F. Lovley Development Group, site plan application for proposed medical office building, 1113 West Street, SPR #1592.

Sev Bovino represented the applicant. This property is immediately south of the existing medical office facility that's on the corner of Curtis Street and West Street.

It's located at 1115 West Street and served by public water and sewer and gas which will serve the existing buildings to the north, also.

The proposal is for medical office use with a footprint of 9,945 sf for a total of 29,850 sf. The building is designed as a 2.5 story building to take advantage of the natural slope of the land.

The parking required is 130 spaces and we propose 148.

The building elevation was discussed. (Passed around for the commission)

The height of the building in the 2 story area is 34 feet 10 $\frac{3}{4}$ inches to the top and the highest point, the peak at the left and the right is 38 feet 9 and $\frac{1}{4}$ inch. That is slightly below the allowable height in this zone which is 40 feet.

A curb cut is proposed across from Corporate Drive. It's designed to be a right in/right out only. Left turn will use the existing driveway to Curtis Street and eventually to the light.

The parking spaces are to provide access to the building in the front and in the back. The building will have an elevator and a drop off point in the front, circular drop off, so people can pull up and drop off patients.

A small portion of the sight drains to the west. Explained.

The rest of the property drains to the east. Explained.

The drainage calculations were provided. Erosion controls are provided on the plan. We received Wetlands approval. Explained the extensive erosion controls.

Wetlands Commission had stipulations that we add an additional 15 trees at the top of the slope which is shown on the landscape plan. Discussion.

Lights are provided throughout the site. The light posts meet the town requirements with the full cut off fixtures. A 6' fence is proposed along the northerly property line. We also propose evergreens to create a buffer there.

A sign is proposed at the entrance on West Street and on the building. This does require a separate permit.

We received staff comments and responded to them in writing. We received Wetlands approval on Thursday. We delivered the plans and comments to the Planner today.

The schedule is to start as soon as the permits are granted with completion in 18 months.

The Town Planner said the staff recommends a table.

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

G. Hawk's Landing Country Club, site plan modification application for proposed roof extension over existing concrete pad, 201 Pattonwood Drive SPR #1533.3.

Mr. Giudice represented the application. They are proposing a very small addition. They are proposing to put a roof over an existing concrete pad at the back of the clubhouse where we have some coolers on a concrete pad. We're proposing to extend the roof over the slab and cover the coolers. It is more or less to provide a safe access for the employees in the rain, et cetera.

We did receive minor comments from the staff. The roof leaders will be directed away from the slab.

Ms. Savage Dunham advised the application is ready for action.

Mr. Sinclair made a motion to approve. Mr. Kenefick seconded. Motion passed 7 to 0 on a roll call vote.

H. Mary Ann Hall and Stephen Barberino, Jr., site plan modification application to convert existing building (former Barberino Jaguar Dealership) into liquor store, 480 Queen Street SPR #1593.

Sev Bovino, represented the applicant. It used to be Jag dealership which closed and it has been empty for a couple of years now. The client has an interested party to have a liquor store here. They applied to the ZBA and they were granted the right to apply to the state and have not yet received approval from the state.

In the meantime the stipulation was they come forward with a plan showing the existing condition and improving the site in terms of showing the dumpster location which would be enclosed and showing the additional trees along the frontage and have a statement on the map that the ZIRO is complied with. We have added a stop sign and a stop bar at the exit of this driveway. We have added some additional landscaping next to the transformer.

The application was not willing to install a concrete walk to the driveway due to the cost and the fact it was an existing condition. I met with staff and I then called the client and he agreed to do it. The sidewalk will be installed according to town specs across the driveway.

In addition, we agreed to also install additional trees along the frontage. Clarification on the 2 trees per each 50' or fraction thereof requirement.

Discussion.

The Town Planner advised the application is ready for action with these considerations.

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

The car display areas in the front will be dressed us with flower pots and mulch/stone to make it a landscaping feature.

The Town Planner clarified the motion is to approve as presented tonight with the sidewalk going through the entrance and the eight trees.

Mr. Kenefick amended his motion to include that as did Mr. Sinclair his second.

Motion passed 7 to 0 on a roll call vote.

The Chair recused himself for the next two applications due to a possible conflict of interest and turned the Chair over to Ms. DelDebbio and left the bench.

KELLY DEL DEBBIO, Acting Chair:

I. Simone DelBuono, site plan application for proposed restaurant, office and storage building, 122-130 Center Street, SPR #1581.

Ms. Savage Dunham said this application is out of time and she recommended it be denied without prejudice.

Mr. Sinclair made a motion to deny without prejudice. Mr. Kalkowski seconded.

The Acting Chair seated Mr. Gage for Chairman DelSanto.

Motion passed 7 to 0 on a roll call vote.

J. Simone DelBuono, site plan modification application, 142 Center Street SPR #1543.2.

Ms. Savage Dunham recommended denial without prejudice.

Mr. Sinclair made that motion which Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

Mr. DelSanto re-entered the meeting and resumed the Chair.

MICHAEL DELSANTO, Resuming the Chair:

K. Apple Valley Worship Center, request for 5 year extension, 594 West Center Street SPR #1222.1.

Staff supports this. Ms. DelDebbio so moved the motion which Mr. Kalkowski seconded.

Clarification: The Chairman was reseated for Mr. Gage.

Motion passed unanimously on a voice vote.

L. Wyndcrest Estates, request for release of \$45,000 maintenance bond S #1242

Staff supports this. Mr. Sinclair so moved the motion. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

M. Shetland Estates, request for release of \$25,000 maintenance bond S #1243.

Staff supports this. Mr. Sinclair so moved the motion which Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

N. Fred Harrington, request for release of \$1,000 bond in lieu of site plan compliance, 1136 Queen Street SPR #1536.

Staff supports this. Mr. Sinclair so moved the motion which Ms. DelDebbio seconded. Motion passed unanimously on a voice vote.

7. ITEMS TO SCHEDULE FOR PUBLIC HEARING

A. Zoning regulation text amendment, Sections 2012L and 2-19 S regarding corner lots (ZA #559) August 2nd

The Chair said this could be handled on August 2nd.

The Town Planner passed around a copy of the language that was referred out. She would mail a copy to Commissioners Conroy and Chaplinsky.

8. ADMINISTRATIVE REPORTS

Mr. Oshana brought up a couple of issues on the process going forward on West Street. (Passed around a map that is going to be associated with a soon to be public hearing regarding a potential zone change that's coming forward by our subcommittee as a recommendation to the board. It is going to be a public hearing and we don't want to get into much depth this evening.

The subcommittee did a tour of the northwest quadrant in town and looked at the highest and best use of that particular area. We've discussed that here a couple of times. What we've done is working with several departments in town, we've come together with a proposal to bring in front of the entire commission. If it's okay with the

Chair we'll put it on for our first meeting in August for public hearing.

We can get into detail on that at our August meeting.

Secondly, I'm passing around a request for quotes on another study that is going to be take place on the West Street Corridor itself. The committee has some work in terms of vision aspects. We worked with staff and staff will look at that also internally.

We looked at brining some other eyes that do this for a living outside of the staff to do a secondary study to work with staff to work with the subcommittee and put together some ideas at looking at the vision we've got for the West Street Corridor and what they see as ideas we can look at for that property going forward.

There's a lot of opportunity up there and sometimes bringing in a fresh set of eyes might help us and give us additional guidance out there.

We've been looking at regulations issues going forward and some things that could help this Northwest Quadrant, too. Put some regulation changes there and also throughout the entire town.

If you read the Plan of Development some of these things are referenced in there now and we should take them and apply them in a little more depth along the corridor, itself; i.e.: overlay district on West Street, setbacks, access management control, building size and layout.

Discussion.

This is not to replace Queen Street. This is to enhance Queen Street.

Discussion.

The Town Planner noted the following meetings for July and August.

- July 19th
- August 2nd

9. RECEIPT OF NEW APPLICATIONS

(1) 480 Queen Street SPR 1593 was acted on tonight.

(2) Zoning Test Amendment Change #559 will be on August 2nd for public hearing.

COMMISSIONER COMMENTS:

Mr. Kenefick brought up a very serious accident on Burrit and Panthorn Park, coming out of the park. There are hundreds of cars that go to Panthorn Park. Various leagues have things going on. When St. Aloysius has their CCD, there are tons of cars. I saw today there is one sign that says: Park Ahead. Somehow we have to tell the Chief of Police that's a very serious spot there. There have been numerous accidents there.

The Town Manager will refer it to the Chief of Police and advise.

ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:34 o'clock, p.m.)