

PLANNING & ZONING COMMISSION
 Regular Meeting
 June 1, 2010

The Planning & Zoning Commission held a regular meeting on Tuesday, June 1, 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
Edward Pocock, Jr.	Paul Chaplinsky
Kelly DelDebbio*	Zaya Oshana
Michael DelSanto, Chair	

Alternates: Steve Kalkowski
 Ed Costello

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

Absent: Lisa Conroy, Alternate
 Patrick Saucier, Alternate

(*Arrived with meeting in progress)

The Chair seated Mr.Kalkowski for Ms. DelDebbio until her arrival. 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 May 18, 2010

Mr. Sinclair made a motion to approve which was seconded by Mr.Pocock. Motion passed on a majority voice vote with Mr. Oshana abstaining.

Mr. Oshana stated he read the Minutes and viewed the video of the May 18th meeting.

BUSINESS MEETING

A. Central Connecticut Contracting, LLC, proposed 173,293 sf sports complex, Spring Street and Smoron Drive (Assessor's Maps 156 and 144, Parcels 006 and 001, SPR #156

Mr. Oshana recused himself for this application and left the room.

The Chair seated Mr. Costello for Mr. Oshana for this application.

Stephen Giudice, Harry Cole & Son, 28 Werking Street, Plantsville represented the applicant.

This applicant went before the IW Commission and we did receive approval from the commission. We are working diligently with town staff and our traffic engineer has been working with the town's traffic engineer to address all the comments that were raised during the process.

We have gone through the latest comment submitted by the planning and engineering department. We've submitted revised plans in response to those comments.

Our traffic comments were addressed and submitted and town's traffic engineer did have a chance to respond to those comments as well.

I think in general, we now have the plans in very good condition.
Discussion.

(Ms. DelDebbio entered the meeting.)

The Town Planner commented. Everyone has been working diligently. We did receive revised plans on Thursday. Our traffic engineer got plans on Friday. Being a three day weekend, I just got comments from Mr. Hilson at about 5:30 today. I did have a conversation with him on the phone and I did send you the memorandum.

And, I also did sit down with Mr. Grappone and Mr. Tranquillo and we went through the responses to comments from the applicant that I believe I enclosed in the packet with your material.

I have a number of comments that should the commission did act tonight, we would stipulate.

I do want to bring to your attention with regard to the traffic that Mr. Hilson has gone through his previous comments and then the responses to those. And, his new information is in bold.

One of the issues there may not be an easy solution to is that the intersection of Smoron Drive and Spring Street right now can't be widened any further than it is being proposed to be widened, which is an additional 26'. A 26' travel way and then turning radius getting you to 40. For the type of moving trucks that normally go in there it is 50'. The intersection is really constrained by floodplain and wetlands and existing conditions. Mr. Hilson notes the applicant is widening the intersection as best as he can and he recommends the town and the applicant try to work moving forward with the abutting property owner, if possible, to provide the right of way as it becomes needed to improve the corner radius.

Discussion.

The applicant is currently working through STC. Mr. Hilson is reviewing the application on behalf of the town and providing comments and working with their engineer, Mr. Hesketh on this.

Mr. Hilson brings to your attention the level of services in the May 26th response, indicate that all intersections included in the study which he looked at with the BJs offsite improvements down at Spring Street and without them it will operate at a level of service D or better with the following exceptions which will operate at a level of service: Route 10 at Spring Street during the afternoon and Saturday mid-day peak periods and Route 10 at the westbound 84 ramps during the afternoon peak period. The STC may require additional improvements on the state roadways and where these impacts are.

Discussion.

Mr. Tranquillo said the town is working on improving Spring Street so there will be two lanes eastbound and two lanes westbound which should help a little bit.

Discussion.

Since the queue issue is entirely on the various segments of Route 10, CTDOT will have the final say regarding the need for further improvements, notes Mr. Hilson.

Discussion.

The Town Engineer indicated a 40' radius would be sufficient for the time being in response to a comment by Mr. Sinclair.

The current levels of service at Route 10 and Spring Street were discussed.

Mr. Kenefick discussed development on Spring Street as it pertains to Queen Street. Staff offered comments, as well.

Attorney Sciota offered for the record that the STC has been very good to us during our meetings on this project.

Mr. Kalkowski brought up the traffic report and noted it did not take into account the inline skating rink that's proposed. I think we're not really representing the traffic volume appropriately.

Extensive discussion.

Ms. Savage-Dunham said there are some modest improvements with the offsite improvements that BJs is doing. So, there will be an impact to the traffic based on this development. It has been reviewed by our traffic engineer. If you have questions, you don't have to act tonight. We can have a full presentation of the status of the traffic from Mr. Hesketh and have our engineer that is your right as the commission.

Mr. Hilson's letter was discussed. (On file in the Town Planner's office)

Moving on, the Town Planner said the revised plans were submitted and the comments. They were provided in your packet.

I do have a number of items that would be conditions of any approval.

- The matter of the applicant providing staff with an additional benchmark.
- Prior to zoning permit, staff wants to see the CL&P sign off.
- The applicant is to provide shop drawings for grease traps prior to zoning permit including grease flow calculations.
- The agent coordinate the plans with the Hesketh plans.
- Staff would require a new catch basin on the east side of Smoron at the intersection with Spring Street. We would like the east side of Smoron Drive curbed.
- Comments from a previous checklist, #19, 20 & 22 are conditions of approval. Those relate back to the removal of debris from the site.
 - #19: Trailer trucks and debris on site shall be removed and disposed of appropriately during the development process. No certificate of zoning compliance will be issued until this is done.

- Existing utilities to the house must be abandoned appropriately. Identify location of and label septic to be abandoned in accordance with public health codes.
- Piles of asphalt and debris shall be removed from the site.
- Connection of the facility to the sanitary sewer line shall happen no later than one year after the sanitary sewer line becomes available for connection.
- Sight line easements must be provided for review and must be filed prior to issuance of the zoning permit.
- Provide utility easements for the access drive.
- Provide sanitary sewer flows for full build out of Parcel 1.
- Provide the rip rap sizing information in the drainage report.

Mr. Giudice commented that a lot of the comments stipulated are things we already agreed to.

Discussion about the stipulations.

The Chair seated Ms. DelDebbio and unseated Mr. Kalkowski.

Mr. Chaplinsky made a motion to approve the application with the aforementioned stipulations. Ms. DelDebbio seconded. Motion passed 7 to 0 on a roll call vote.

ITEMS TO SCHEDULE FOR PUBLIC HEARING

A. Format, LLC, Gerald Reddiker, Michael and Linda Zommer and Southgate Management, LLC Earth Excavation application for the removal of 46,600 cubic yards of material, property located at 301-303, 319, 323 Main Street, and 25 Old Turnpike Road EE #130, June 15th.

B. Joseph LaRosa, Earth Excavation application for the removal of 5,800 cubic yards of material, property located at 72 and 74 Summer Street EE #131, June 15th.

ADMINISTRATIVE REPORTS

- Northwest Quadrant

The Town Planner sent some correspondence in the packet. If you have questions, I'm happy to answer them. I had a report but I think tonight I'm going to table that to the next meeting with your support.

Mr. Oshana said the subcommittee met and two things came out of the meeting:

- Section in town over by Lake Compounce had been a rezoning subject of this Commission last year. It's an area of town currently zoned R-40 which we're looking at changing to an industrial zoned area. It's R-40 now, it's contaminated and it is adjacent to other industrial areas.

Discussion over a map passed around.

- We had a discussion about a map of the West Street corridor area. As a subcommittee, we'd like to do a road trip. Have our committee and the Town Planner and the Economic Development Coordinator take a ride up and spend several hours going through the area. Do some long term planning. How can we use the property for development so that it doesn't turn into a Queen Street.

Discussion.

Discussion of Queen Street - a street that creates a lot of attraction into Southington and yet there's good and bad with it.

Discussion of the benefits of turning West Street into something proper so it becomes a destination spot and not just a pass thru.

The other subcommittee is working on the regulations and hopefully in the next couple of meetings we'll have some information from them, as well.

RECEIPT OF NEW APPLICATIONS

Ms. Savage Dunham noted the two that were scheduled for public hearing.

COMMISSION COMMENTS

Mr. Chaplinsky said he really enjoyed the way that the application on the sports complex flowed. We saw it early, we saw it often. We had great feedback early on. I think that went really well and I thank all involved.

Discussion.

Mr. Chaplinsky also brought up a couple of memos that were in the packet. There are residential issues brought to the commission's attention in the southwest part of Southington in the Plantsville section. There has been some activity with respect to recreational vehicle use on residential property and I wanted to acknowledge a couple folks did go out and take a look. We talked amongst staff and they are looking at what the options are, if any, at all. I think

other aspects of town government may get involved if there are some resolutions to the problems.

Mr. Oshana stated for the record that when he went to the hearing on the VIP application, he got there late and the Town Planner was being questioned. A rather heated hearing. My point is Mrs. Savage Dunham handled herself very respectfully and represented the Town of Southington in a very professional and respectful manner with the very direct, very aggressive, very difficult questioning. And, in my opinion in some cases abusive.

I want to thank you for the way you handled yourself that evening. And, the way you represented the Town of Southington that evening.

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

(Whereupon, the meeting was adjourned at 7:50 o'clock, p.m.)