

PLANNING & ZONING COMMISSION  
 Regular Meeting  
 August 3, 2010

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, August 3, 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
Michael DelSanto, Chair	

Alternates: Ed Costello

Ex-officio members present were as follows, viz:

Mary F. Savage-Dunham, Town Planner  
 Anthony J. Tranquillo, Director of Public Works/Town Engineer  
 Louis J. Martocchio, Assistant Town Attorney\*  
 John Weichsel, Town Manager

Absent: Mark J. Sciota, Deputy Town Manager/Town Attorney  
 Francis Kenefick, Commissioner  
 Steve Kalkowski, Commissioner\*  
 Lisa Conroy, Alternate  
 Patrick Saucier, Alternate

(\*Arrived with meeting in progress)

The Chair seated Mr. Costello for Mr. Kenefick. 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 July 6, 2010 - Mr. Chaplinsky so moved the motion for approval. Mr. Sinclair seconded. Motion passed on a majority voice vote with Ms. DelDebbio, Mr. Sinclair and Mr. Oshana abstaining.

Mr. Sinclair added for the record he did read the Minutes and listen to the tapes. Ms. DelDebbio said she read the Minutes. Mr. Oshana indicated he did, as well.

**Add-ons to the Agenda:**

Mr. Chaplinsky made a motion to add the following items to the tonight's Agenda:

U. Request for approval under Section 8-24 for various Water Department matters as sited in Section (a) MR #452.

V. Request for approval under Section 8-24 for the creation of a waste storage tank and related facilities MR #53.

W. Recko Farms Estates, request for release of \$30,000 Public Improvement Bond, Phase I, 703 Wet Center Street S #1277.

And, one additional item to schedule for public hearing:

E. Jensen, Inc. special permit use application for outside storage, Lot 3R, Townline Road SPU #487, September 7<sup>th</sup>.

Mr. Oshana seconded. Motion passed unanimously on a voice vote.

The Chair stated those items would be added to the Agenda.

**BUSINESS MEETING:**

A. Michael Zommer, Special Permit Application to modify existing approval to allow removal of existing wooded hillside, 25 Old Turnpike Road SPU #486.

The Town Planner reviewed the application to-date. There was a public hearing at the last meeting with a great deal of testimony before the hearing was closed.

I did meet with the applicant and agent after the public hearing to discuss the SPU which is merely asking you to allow them to remove the hillside, in concept. Then the actual technical implementation of how it's going to be done will be handled under the earth excavation permit.

It is important that I tell you that the proposal for removing the hillside was modified slightly from the original proposal but they are still asking for your permission to remove that wooded hillside and retain just about a quarter of acre of woods in the corner and then after they're done grading it, replant it with about 30 trees and then grass and some scattered clustered of bushes.

Before you with the SPU is can they remove that hillside. It is adjacent to a residential zone. It is a special permit. Section 8-02.11 comes into play.

The Chair at this time seated Mr. Kalkowski.

The Town Planner explained the revised map.

Mr. Chaplinski made a motion to deny as he had concerns with the residential neighborhoods and taking down this hill and how it would

adversely affect that area specifically in relation to 8-02.11. I have issues with that. Mr. Sinclair seconded.

The Chair added that to take away the hill would deprive the residents in back of their privacy.

Motion to deny passed 7 to 0 on a roll call vote.

B. Format, LLC, Gerald Rediker, 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 #130.1.

The Town Planner advised this earth excavation covers not just the South Gate property, but the adjacent properties. However, as currently before you in design, it couldn't be implemented. A denial without prejudice would be in order to allow the applicant to revise the plans.

Attorney Martocchio concurred with the suggestion to deny without prejudice to allow the applicant to refile using specifically that portion of the property.

Mr. Sinclair made a motion to deny without prejudice for the reasons cited by the Town Planner and Assistant Town Attorney. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

C. Mt. Southington, site plan application for the installation of new equipment, 396 Mount Vernon Road SPR 1574, request for 65 day extension.

Mr. Bovino made a brief presentation recalling what was stated at the previous meeting. He noted they are waiting for wetlands approval which will take place this Thursday. We need to have the extension for that reason.

Mr. Bovino brought up the possibility of an administrative review and approval once wetlands approval is received.

The Town Planner noted this application is very minor. If it didn't have the wetlands involvement it could have been handled completely at the staff level. It is ready for action from a planning perspective but the wetlands commission hasn't acted. I would ask you to determine if you would authorize me to do an administrative approval so we don't have to have a special meeting and we can accommodate the client.

Mr. Sinclair made a motion to approve a 65 day extension. Mr. Oshana seconded. Motion passed unanimously on a voice vote.

Mr. Sinclair made a motion to authorize the Planner to act on this administratively. Ms. DelDebbio seconded. Motion passed unanimously on a voice vote.

D. Informal discussion: Interpretation of Section 13-10 4C of the Southington Zoning Regulations.

To discuss at the end of the business meeting.

E. Request for approval under Section 8-24 for the Spring Street Sewer Interceptor Extension Project MR #451.

Mr. Tranquillo presented the application. The Town Council has authorized us to design and build a sewer across the bridge at Spring Street over the Quinnipiac and that's what this is. It'll bring the sewer from the east side of the river to the west side of the river and provide for future service to that sports complex and other land in the area.

Mr. Sinclair made a motion to send back a favorable 8-24 referral. Mr. Oshana seconded. Motion passed 7 to 0 on a roll call vote.

F. Michael Meade, site plan application to construct a parking area, property of Jim and Joe LaRosa, 72 Summer Street SPR #1570.

Stephen Giudice, Harry Cole & Son, representing the applicant. This site was before you previously as part of an earth excavation application which you did approve. This is the final step in the process. We are rehabbing this existing building and proposing some off street parking in front of the building, handicapped and visitor space. Employee spaces behind the building. Sidewalk for handicapped access is proposed. An enclosed dumpster pad is in the back of the building and a small grassed depression for storm water management. We are proposing additional landscaping and privacy fences.

Staff comments have been addressed.

Discussion about the sidewalk. The Town Engineer said the applicant has been told he has to repair the sidewalk but he hasn't done it, yet. Mr. Costello advised after his site visit, it is something that we have to continue to have the applicant address. Repair of the sidewalk is noted on the plan.

Discussion.

The Town Planner added that the commission stipulated that 40 lf of the sidewalk be repaired as part of the earth excavation. If you want to stipulate that the remainder of the frontage be repaired per Mr. Tranquillo's direction prior to the issuance of a CO. Otherwise it is ready for action.

Mr. Costello made a motion to approve with the stipulation that they address the sidewalk and curb and make sure they involve Mr. Tranquillo. It is a formal stipulation that the Town Engineering Department will decide if the sidewalk and curb is appropriate before any permits are issued. Mr. Oshana seconded. Motion passed 7 to 0 on a roll call vote.

G. Yarde Metals, site plan modification for reduction in building area, phasing, a change in fueling station and shifting water and sewer lines, 189 Newell Street SPR #1524.2.

Mr. Bovino explained the proposed building the fuel station. It is served by sewer & water in an I-2 zone. Because of an internal change in operation they have decided to change the building design and do a phasing.

First phase will be building 138,370 sf with three loading docks on the southerly side of the project which is directly off of Newell Street.

The future phase is to the north of that building which is 78,750 sf of area. The office was moved to the northeast corner of the building. On the Redstone side, the building was reduced and the entire area is proposed to be grassed and landscaped area.

Truck traffic route was described.

No right turns off of proposed driveways at Redstone. Explained they will take a left turn down Newell Street and then Route 10.

The easterly edge of the parking area along the river was changed. The curb line edge is about 13' westerly to move it away from the river. No cutting of trees along the Quinnipiac River.

The area of the future building is going to be used in the meantime for ball fields for employees.

The sewer design was changed to avoid deep cuts. Explained.

The proposed plans still show the same amount of ZIRO storage even though we have reduced the building and increased the green area.

We have reduced the impact to the floodplain, also.

The fuel station was approved with two lanes and now it is down to one lane. Explained the disturbance was moved to the east, closer to the building.

We have not received comment lists from staff, yet.

The applicant would like to have the commission stipulate staff comments.

The Town Planner said the checklist was done today. We faxed it to the applicant. This application came in Wednesday, at the end of the day. It's going to be discussed at the IW meeting on Thursday. It's inappropriate for you to act at this time.

A lot of the comments are technical in nature. We will expect revised plans and responses to comments. This is an application, we feel if you would authorize it, staff would be willing to work with them with an administrative approval. After wetlands looks at it and the plans are revised, it would be ready for action. We'd hate to have them wait for September on this matter.

Mr. Chaplinsky made a motion to approve with a stipulation that the Town Planner has the authority to have administrative decision over this application. Mr. Sinclair second.

Mr. Oshana asked for more clarification on some of the items on the comment list.

Discussion.

The Town Planner stated that the main changes are water line changes, sewer line changes, some modification to the pavement widths near the fueling station. They're pulling back from the river and raising the site a little bit but they are extending a little bit more into the buffer on one side.

And, they're shrinking the building and they're going to grade, loam and seed where the extra piece of the building was and construct a parking area for now which ultimately would be removed when the building addition was built.

We want to be sure all the elevations work and the water flows in the right direction and other stuff.

Discussion.

Mr. Oshana felt that things like this should come back in front of the board for approval. I suggest a special meeting.

Discussion.

Mr. Chaplinsky withdrew his motion.

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

H. American Eagle Federal Credit Union, site plan modification to convert former dry cleaning business to a bank, 888 Queen Street SPR #1576.

Sev Bovino handed out colored maps for the commission showing the changes proposed to the site.

This is the corner of West Queen Street and it is served by public water and sewer. It's zoned business currently used as a dry cleaner with a drive thru.

It is going to be changed to be used as a bank. Remodeled on the inside and the outside will be toned down. Architect is here to discuss details, if you choose. See hand out.

There is a light post inside the paved area along Queen Street and that'll be relocated in the shoulder. A minor change which will allow more clearance for the parking.

The three entrances were discussed. Two will have the doors removed to be replaced with a teller window.

Two additional teller services will be installed under the proposed canopies. See hand out. Explained operation of the drive thru facilities.

Signage was discussed.

Landscaping was discussed.

Stacking and parking was discussed.

Staff comments have been responded to in writing. We covered all the comments.

Our traffic engineer is here tonight to respond to any traffic questions. Joe Balskas from Tighe & Bond.

He went over the checklist item by item with responses.

Access to the property was discussed.

Relocation of the No Left Turn sign was suggested by Mr. Kalkowski.

The Town Planner said the application is ready for action.

Mr. Sinclair made a motion to approve the application with the only change to the map being the one proposed by Commissioner Kalkowski. Ms. DelDebbio seconded. Motion passed 7 to 0 on a roll call vote.

I. Hubeny Farms, request for road acceptance of Hubeny Drive, from Mt. Vernon Road to its terminus, a total distance of 370 feet, subject to the posting of a maintenance bond in the amount of \$35,000.00. S #1253.

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

J. Donati Contracting, LLC request for release of \$7,800 erosion and sedimentation bond, 109 Industrial Drive SPR #1500.

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

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

K. Flanders Green - Darling Meadows, request for release of \$1,300 erosion and sedimentation bond, Darling Street SPR 847.

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

L. Mohawk Northeast, request for release of \$2,000 erosion and sedimentation bond, 170 Canal Street SPR #1509.

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

M. D & D Automotive, release of 1,000 erosion and sedimentation control and \$14,000 public improvement bond, 971 South Main Street SPR #1178.

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

N. Seafood Restaurant, request for release of \$1,500 erosion and sedimentation bond, 264 Queen Street SPR #1268.2.

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

O. Calco Construction, request for release of \$2,000 erosion and sedimentation bond for Phases I & 2 and release of the \$6,400 erosion and sedimentation bond for Phase 3, Cider Mill Estates S #1192.

Staff supports this. Ms. DelDebbio so moved the motion. Mr. Sinclair seconded. Motion passed on a majority voice vote with Mr. Chaplinsky abstaining.

P. Twinco Corp. request for release of \$148,000 earth excavation bond for BJs Phase 2 EE #127

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

Q. Biodiesel, request for release of \$1,000 E & S bond and a \$1,800 EE Bond, 102 West Center Street SPR #1559 /FF #219.

Staff supports this. Ms. DelDebbio made a motion to approve which Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

R. Laurelwood Estates, reduction of subdivision bond of Phase 1 from \$215,000 to a new amount of \$115,000 S #1221.2.

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

S. AES, request for release of \$18,000 E & S bond, 132 Townline Road SPR #1477.

Staff supports this. Ms. DelDebbio so moved the motion which Mr. Sinclair seconded. Motion passed on a majority voice with Mr. Costello abstaining.

T. Automaster, 1217 Queen Street, calling of bonds SPR #1548.

Mr. Sinclair recused himself from this application & left the room.

The Town Planner reviewed the request at the last meeting wherein the Commission asked staff to meet with the applicant again and discuss the matter. We did. Mr. Tranquillo, myself, Mr. Lavalley and Mr. Grappone did go out to the site again to have a meeting with the applicant and discussed what needed to be done. We spent some time there providing some suggestions on options for moving forward and getting revenue out of the process.

Bottom line is that I have not received a phone call since our visit. The work has not been done. Mr. Tranquillo spoke to the applicant yesterday and he can tell you his conversation.

Mr. Tranuillo said the applicant called him late last week and we had about a half hour discussion. I asked if he was planning to do the work, or not. I got the impression he would not do the work ---he could not afford it. He didn't find any feasible options for himself. At this point I told him I would inform the commission you are either unable or unwilling to perform the work. I advised him to be here if he disagreed with that.

Staff did get some estimates and we are in a position to be able to have the necessary work done advised The Planner. The E & S bond is \$1500. We ask you to call the bond so that we can have the work completed and the site stabilized this season.

Mr. Kalkowski made a motion to call the bond and Ms. DelDebbio seconded.

Mr. Chaplinsky added that staff put their best foot forward and tried to make this right. I support calling the bond at this point given the history.

Motion passed 7 to 0 on a roll call vote to call the bond.

Mr. Sinclair returned to the meeting.

The Chair returned to letter D of the business meeting:

D. Informal discussion: Interpretation of Section 13-10 4C of the Southington Zoning Regulations.

To discuss at the end of the business meeting.

Attorney Anthony Denorfia presented. He showed a set of colored renderings and pictures of other comparable signs. (Passed around).

We are here to ask you to interpret 13-10.4.C of your regulation which prohibit signs that rotate, revolve, flash or involve the electronic or automatic switching of lamps or illuminated tubes, except for time & temperature signs.

BJs would like to have a sign to advertise the price of gasoline. The sign to allow advertising of gasoline is allowed under your regulations and most of them are internally illuminated and they just put the prices on it manually by a pole.

Discussion.

As part of the gas station sign, what BJs wants to have is a section on it that they can change the numbers of the price of the signs without getting a ladder or getting a pole out there in inclement weather and doing it in a safe and efficient manner. The sign piece with the numbers on it is 19" by about 4'. It does not scroll or flash. You can program it only to show price.

Discussion.

We do not believe this section applies to this sign. Explained.

He reviewed the purpose section. This is new technology. It's not obtrusive.

We hope you agree with us on that.

Mr. Chaplinsky stated he would like to see less of these signs and not more of them and that is the reason for the regulation.

Extensive discussion.

Mr. Oshana stated his concern was how quickly do these proliferate - can you then you scroll other advertisements and do other things on them or

are they limited to just numerical displays. It is a price at this point but can you limit them.

Discussion.

Mr. Oshana said these are signs that are coming and maybe we should get out a little ahead of it before it comes.

Options available for BJ's if this is not approved were discussed in response to a question by Ms. DelDebbio.

Height of the sign was discussed.

Discussion about advertising the price of more than one product on these types of signs.

Mr. Sinclair stated the way he reads this regulation, that type of sign is not allowed. You need a text amendment.

The Chair said he did not see this is a big deal. I've seen these signs and I don't give it a second thought. It's on Spring Street. I think a text change amendment would be the way to go on this.

Attorney Denorfia explained why he was leery about a text amendment change. Every time you make a regulation, you find two or three loop holes. I look at it as I'm here explaining exactly what it does and what it is capable of and that it complies.

Discussion.

Ms. Savage Dunham is asking for a gas sign with the prices of gas. He's asking do your current regulations allow that or not. That's really the matter to decide.

Attorney Sciota, Mr. Vinci and I consistently over the years have always taken the position that they are prohibited based on that section except for time and temperature. That's been our consistent interpretation.

If you are supportive of expanding the exception from time and temperature to be gas prices with whatever parameters you wanted to have on it, the appropriate way to do that would be through a text change. A variance is inappropriate as there is no hardship.

Staff's position is your regs don't allow what he's asking to do right now. If he wants to do it, he or the commission, should put forth a zoning text change. Explained a text change procedure.

Attorney Denorfia again pointed out the use of the sign and how it is controlled. I think it complies under your regulation because it can't do what you are afraid of.

Options going forward were discussed: staff put together the text change with strict parameters or have the Attorney draft it himself after hearing what you would support. You have to interpret the regulations first.

Staff consistently over the years has said it is not allowed.

Mr. Chaplinsky again stated he is opposed to this type of sign in general. Explained. And, what do we want our town to look like?

Poll: Mr. Sinclair: Regulations as written do not allow this type of sign. Staff or attorney should come in with a text amendment and we can debate it at that point.

Mr. Oshana: Agree.  
 Ms. DelDebbio: Agree  
 Mr. Chaplinsky: Agree  
 Mr. Kalkowski: Agree  
 Mr. Costello: Agree

Staff will work with Attorney Denorfia to draft the text change amendment.

Attorney Martocchio stated this has gone way beyond an information discussion. If we change it to time, temperature and gas price, tomorrow the guy who owns the bread company is going to say he'd like bread in there, as well. Be careful not to open a Pandora's Box.

If you are going to confine to those narrow grounds, you'll have a problem and you are guaranteed a lawsuit.

Staff will advise the commission on how the talks are going with Attorney Denorfia.

#### **Add-ons:**

Discussion between Mr. Terdigian and the Chair about his item (Automaster) having been called and voted on.

U. Request for approval under Section 8-24 for various Water Department matters as sited in Section (a) MR #452.

Tom West explained this is a project to replace the 2 million gallon storage tank at our water filtration plant off of Mariondale Drive. It is about 20 years old and in need of overhaul.

Discussion.

We are seeking to bond this project over time as the revenue paying for those bonds to the town.

Mr. Oshana made a motion for a favorable 8-24 for Item U MR #452. Ms. DelDebbio seconded. Motion passed 6 to 0 to 1 with Mr. Sinclair abstaining.

V. Request for approval under Section 8-24 for the creation of a waste storage tank and related facilities MR #53.

Tom West explained installation of water mains along West Center Street between Summer and West Street will be done. Entire length is an old 6" water main that we'll be replacing with a 12" water main. New installation on West Street between West Center Street and Mill Street to give us a secondary feed of our high pressure system from the West Queen Street tanks. Explained.

In addition, the final connection will be made on Welch Road.  
Discussion.

Mr. Oshana made a motion to send back a favorable recommendation for 8-24 for MR#453. Ms. DelDebbio seconded. Motion passed 6 to 0 to 1 with Mr. Sinclair abstaining.

W. Recko Farms Estates, request for release of \$30,000 Public Improvement Bond, Phase I, 703 Wet Center Street S #1277.

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

#### **ITEMS TO BE SCHEDULED FOR PUBLIC HEARING**

A. S. Carpenter Construction, resubdivision application, 201 Lazy Lane and 1 15, 18 and 59 Triano Drive, S #1211.3

(End of Tape #1, Side B)  
(Beginning of Tape #2, Side A)

The Town Planner said this has to go through wetlands and would be put on the first opportunity we could.  
Discussion.

B. Lovley Development, Inc., application for a 12 lot open space subdivision, Pacer Lane, Assessor's Map 050, Parcel 96, S #1279, September 7

C. DBF, LLC and Bango, LLC, earth excavation application for the removal of approximately 160,438 yards of material, property located at West Pines Drive and Sandy Pines Drive (Assessor's Maps 143 and 154, Parcels 16 and 2 EE #132, September 7

The Town Planner said this may not be ready for September 7<sup>th</sup> if Wetlands doesn't act this week.

D. DBF, LLC and Bango, LLC, 28 lo subdivision application, West Street, Wet Pines Drive and Sandy Pine Drive, Assessor's Maps 143 and 154, Parcels 16 and 2 S#1280.

To be determined.

E. Jensen, Inc. special permit use application for outside storage, Lot 3R, Townline Road SPU #487, September 7<sup>th</sup>.

Attorney Martocchio noted that the Automaster applicant wishes to be reheard with regard to a reconsideration.

The Chair said this application has been dealt with on numerous occasions and I think the applicant has had ample time to discuss his case with staff, with our Town Attorney and I am not inclined to allow any public input with regards to this application.

The applicant's attorney went on record opposing the decision and I'd like to request reconsideration. The Chair said: no.

Attorney Stephen Kralik, represents Automaster. He noted for the record the reason for the request is unavailability.

The Chair advised he contact the Town Attorney.

Attorney Stephen Kralik stated there has been information regarding the case not presented to the Board. The Chair disagreed. We can agree to disagree.

#### **ADMINISTRATIVE REPORTS**

The Town Planner indicated she had none.

#### **RECEIPT OF NEW APPLICATIONS**

The Town Planner passed around a sheet with a number of them on it.

- American Eagle Federal Credit Union. You approved it tonight.
- Yarde Metals, SPR 1524.2 you heard it tonight.
- DBF, LLC & Bango, LLC - earth excavation on West Pines Drive and Sandy Pines Drive. EE #132.
- 28 lot resubdivision application, S #1280. DBF, LLC & Bango.
- Jensens, Inc. SPR #487 - SPU for maintenance building with outside storage and the associated site plan.
- Lovley Development - 12 lot open space subdivision - S #1279.
- Town of Southington FF & installation of sanitary sewer line FF #223, Hightower Road.
- Frank & Theresa Coinowski (sp) FF application 993 Old Turnpike Road, FF # 224.

The FF's currently are in front of wetlands.

#### **APPOINTMENT OF PZC COMMISSIONER - REGULAR MEMBER**

Mr. Chaplinsky made a motion to appoint Stephen Kalkowski. Ms. DelDebbio seconded.

The Chair commented Steve is the right man for the job. We lost Mr. Pocock to the Finance Board, moving on to bigger things.

Welcome aboard, Steve!

Motion passed 5 to 0 with no response from Mr. Sinclair, on a roll call vote.

#### **SUBCOMMITTEE REPORTS**

(Attorney Lou Martocchio left the meeting at 8:45 o'clock, p.m.)

**- Continuous Improvement Subcommittee (Commissioners Sinclair, Saucier and Chaplinsky)**

Mr. Chaplinsky stated they had completed our feedback from the public and town staff and from other members of the commission and other departments within the town.

Passed around a summary of the individual items received from the feedback process. We've categorized each of the suggestions into different categories. (Process, regulation, areas where staff might help with bonding, regulation changes.) Then we've made priorities for these and the level of difficulties.

We'd like to further tackle this list and go a little bit deeper unless some objections by the commission.

Different suggestions were explained as the list was reviewed by Mr. Chaplinsky. (Summary on file in the Town Planner's Office.)

Mr. Chaplinsky suggested the commission first look at as a top three priority:

- corner lots
- sheds
- CB zone setbacks

And, then work through the list interfacing with staff for further suggestions.

Discussion.

We'll provide an update as we finish the first three and then provide an update on what we think the next three will be.

The Chair concurred.

Mr. Kalkowski asked if mobile billboards could be added to the list. Mr. Chaplinsky advised it is on there.

**- Northwest Quadrant**

Mr. Oshana advised there was a meeting yesterday of the committee and we discussed several items. Where we are is we are talking conceptual goals and objectives for the future of West Street. We've worked with Mary and Lou Perillo for the understanding this is not just an economic development subcommittee but it's actually a planning subcommittee.

The DePaolo Drive area was discussed as being a great area but not for residential. We're looking at taking this area and rezoning it. Taking it from R-40 and putting it into an I-1 area. Mary and Lou are set up personal meetings with the property owners in the area. So people would understand the process and what the rezoning would mean for those particular property owners.

Discussion.

We'd like to recommend to the Commission if it's possible for the first meeting in September to put this on for public hearing. Zone change for this area going from R-40 to I-1.

Discussion.

The Town Planner explained the 500' buffer, the mapping, new addresses for over 300 abutters that need to be mailed notification. This application was prepared over a year ago at your direction. It would be appropriate for me to go back to Bristol, get updated addresses and updated addresses from our information to make sure that any people that have transferred their properties, that I have the new owners. That is a lot of paperwork. I want to have the subcommittee be sure of the boundary that they want and then I will get new addresses.

Once the boundary line is correct, staff would move forward as quickly as possible to get all the pieces in place. It was referred out.

There is paperwork to be done, so the answer is: maybe.

Mr. Oshana said he would speak with Councilwoman Urillo who is our liaison with the Town Council so they'll discuss this at their next meeting to understand where this is going.

We talked about the I-3 regulation (copy distributed). Which is to help businesses in town that don't have places to do super heavy type of industrial.

Explained.

We talked about traffic control up on West Street and the developments off of West Street.

How do we handle the residential areas up on West Street.

The ROD regulations on the books were discussed. We thought it might be time to look at that.

Discussion.

The Chair said if we can get the I-3 zone zeroed in, it's revenue for the town. We don't want to lose companies who have to go out of town to store their heavy equipment.

Discussion.

#### **OTHER ITEMS FOR DISCUSSION**

Mr. Oshana noted he did not make the last meeting and there was no video available. We need to look at the Minutes issue again. We have summary Minutes and we should go back and see what we can do with the Council on this. Be it for every meeting, or at least if nothing else, should there be an issue with the camera that we have verbatim Minutes for those types.

Discussion.

Not having the verbatim Minutes for a meeting like last time really puts you at a disadvantage.

The Chair commented it is a good point.

Ms. Savage-Dunham would request the last meeting's Minutes done verbatim. My budget was cut. If you felt strongly enough about it, I could look into it.

Discussion.

The Chair said he would speak Chairman Pocock. And, Mr. Oshana said he would speak with Councilwoman Urillo.

Ms. DelDebbio said if we know the video is not working, at that point, have the Minutes verbatim.

Discussion.

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

(Whereupon, the meeting was adjourned at 9:15 o'clock, p.m.)