



Public Hearings

Ms. Savage Dunham read the legal notice into the record.

A. Sansiera Ramadan, special permit use application for parent/grandparent apartment, 180 Wonx Spring Road, property of Harold Hanning (SPU #501)

Sansiera Ramadan, 143 Fairfield Avenue, Waterbury, CT. and (Inaudible) Ramada, 143 Fairfield Avenue, Waterbury, CT.

Mr. Ramadan explained she is his sister. We're buying the house for her to live downstairs in the in-law apartment. The seller had a permit already for the in-law apartment. That is one of the reasons we are buying it, me and my sister, for her to live in the in-law apartment. We found a perfect house we like and we're excited to buy it.

The Town Planner said it is family occupying the unit. This is a previously constructed parent/grandparent apartment before you for consider. We do have an affidavit saying the unit will not be rented and all of the conditions are listed on the plan.

The property will be owned by both. One will live in the in-law apartment.

The Town Attorney pointed out this is really dual ownership.

(Those speaking in favor of the application)

None

(Those speaking against the application)

None

The Chair closed the public hearing at this time.

Business Meeting

A. Sansiera Ramadan, special permit use application for parent/grandparent apartment, 180 Wonx Spring Road, property of Harold Hanning (SPU #501)

Mr. Kalkowski made a motion to approve which Mr. Chaplinsky and Mr. Champagne seconded. Motion passed 7 to 0 on a roll call vote

B. Galaxy Development, LLC, site plan application for plaza redevelopment, 365 Queen Street SPR #1605

Patrick Doherty, Professional Engineer with Midpoint Engineering & Consulting in Auburn, MA represented the application.

Today, I submitted a full set of revised plans. There are two changes that were made since the last meeting due to comments and concerns expressed by the Commissioners:

- (1) Entrance configuration for our driveway on Queen Street and
- (2) Buffer plantings on the easterly boundary of our property.

He reviewed the several options he did explore, as well.

We did present tonight's option to Mr. Hesketh's office last week and we had a conversation. We agreed using the existing building, this is about as good as we get. I believe it's safe. It's not an unusual configuration for internal circulation.

He then explained the changes to the buffer. Denser plantings, a mixture of evergreen and deciduous trees and some shrubs. We extended from an existing large pine tree along the property line into the existing tree line. Where it is open grass now, we are proposing Austrian pines and lower shrubs. Two American elm trees are proposed. Also, we are proposing some understory trees; i.e. holly.  
Discussion.

I'll answer any questions.

Mr. Champagne asked if he had spoken with the neighbors. Mr. Doherty said he hasn't met them on site. I traded emails with the neighbors to the east and sent them this plan just yesterday. And, we responded back and forth as to the height of the trees.

The neighbors to the south, the Jensen Community, I left several messages for Mr. Jensen. I sent them an email with the plan after leaving several messages. I have not spoken to him.

Mr. Gage discussed the sidewalk in front of the entrance to the bank. The engineer explained that was left in its existing condition.  
Discussion.

The Planner advised the neighbors at 52 Loper Street are in the audience tonight. You might connect with them after the meeting.

The Planner then discussed the plantings in response to a query by the Chair. She would like to the north, to have the plantings extend to try to stop the glare and lights going right into the bedrooms on that side of the house. We do want to be careful about sightlines, as well.

She said she would walk the border with the plan in front of her and she will likely make some more pointed suggestions after review. She will explore the need for a vinyl fence installed there with some arborvitaes instead of all of this. It will be before the Commission for final decision. Ultimately if there is additional development, there is already a fence if it is put in now.

Discussion.

She said she wanted to look closer along the Jensen's boundary. We believe Mr. Jensen has been on vacation but we will want to hear from him. Some of the fencing they're proposing to replace a chain link with vinyl is on the Jensen's property. I want to be sure they'll support that work on their property. We don't have a problem with it.

Discussion.

The landscape called out for by the drive thru stop bar is rather low and that is to make sure there is a clear line of sight there for vehicles exiting. That was discussed in the traffic engineer's memo. It is appropriate.

Discussion.

A discussion was had about the distances between the distances from the road to the entrance of where the drive thru cars would be exiting. You added 20' there? Mr. Chaplinsky said he liked the distance and the angle better now.

Discussion.

The fence on the retaining was discussed. Safety purposes.

Mr. Chaplinsky said he would like to see the fencing on the southerly side extended as much as possible and also it's his opinion that he would like to see a fence at the far easterly border of the property. He felt let's shield it now. I think it's a good time to put that in and spruce it up with vegetation.

The condition of the sidewalks was discussed. The only place here being shown as not changed is the entrance to the existing bank. On the checklist we are going to say the sidewalk needs to be extended through that curb cut, added the Town Planner. The rest of the sidewalks are all new.

The exit from the bank drive thru was discussed by Mr. Conroy. The turning radius from the ATM stalls and the bypass lanes seems to be tight. Have you put a template on that? Mr. Doherty said he had from the ATM and there is enough room in the bypass lane.

Discussion.

The entrance on Queen Street is right in and right out. Mr. Conroy said he didn't have a preference on that. DOT will discuss that.

Discussion.

Mr. Conroy said he was still a little nervous about the sight distances on Loper Street looking south. You should plan to put that on the plan to show the distances.

Discussion.

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

C. Waller Laurelwood, LLC, request for extension of time to complete necessary work for completion of Phases II and III, Laurelwood Estates (S#1221.2)

Attorney Kevin Hecht, 220 South Main Street, Cheshire, CT representing the applicant. This is a 29-lot subdivision approved in March of 2006. Last year we were granted a one year extension to include the other improvements. Phase I is completed and accepted in May of 2011. Phase II still needs work as does Phase III. It was our intention to complete this during the first 5-year approval period but because of the tough site and the economy, that didn't happen.

We think we are well on our way to having the public improvements completed and we're asking for a one year extension to give us time to do so.

The staff recommends not more than a one year extension. The original approval did stipulate the connection be done in the initial 5-year terms. We're definitely looking to have this completed for safety issues for the most part as soon as possible.

Extensive discussion on the remaining work and the time line proposed for the remaining work. Bids are out for the remaining work.

Bonding amounts with the town were discussed.

Mr. Chaplinsky made a motion to approve a one year extension. Mr. Champagne seconded. Motion passed 5 to 2 with Mr. Kalkowski and Mr. Gage opposed.

D. Kvietkus, release of \$1,000 E & S bond, 316 Main Street (SPR #1467)

Staff supports this. Mr. Champagne made a motion to approve which Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

E. Kvietkus, release of \$800 public improvement bond, 316 Main Street (SPR #1467)

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

F. TA Travel Centers, release of \$2,000 E & S bond, 1875 Meriden-Waterbury Turnpike (SPR #1326.5)

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

G. Diane Karabin, release of \$1,000 E & S bond, 894 Andrews Street (SPR 1413.3)

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

H. Hubeny Farms Estates, release of \$35,000 maintenance bond, Hubeny Drive (S#1253)

Staff supports this. Mr. Kalkowski made a motion to approve and Mr. Chaplinsky seconded. Motion passed on a majority voice vote with Mr. Gage abstaining.

#### ITEMS TO SCHEDULE FOR PUBLIC HEARING

None

#### ADMINISTRATIVE REPORTS

None

#### RECEIPT OF NEW APPLICATIONS

The Town Planner noted:

SPU #5024 for 65 Triano Drive a proposed earth material processing facility and a site plan for the facility at 65 Triano Drive, SPR 1612.

## PZC SUBCOMMITTEE REPORTS

Mr. Gage reported on the Blue Ribbons Parks Committee. The members have been meeting and inspecting the parks. Getting a lot of feedback and ideas as to the status and what we have in the parks. If you have ideas there is a comment board on the website. There is a survey on line. We're taking in all the information. What we have seen, the staff works really hard in maintaining and keeping up with what we do have.

Mr. Champagne advised there has not been an Open Space Committee meeting since January. We are scheduled in April for our next meeting. We had a tour on Saturday and I'd like to put in the record that the PZC had six people at the tour out of 12. Nice showing for us.

Kudos to Lou Perillo. A lot of hard work and a good job.

Mr. Kalkowski spoke on the Continuous Improvement Committee. We're focused on bringing closure to the LED sign. We're doing homework with nine surrounding towns. At our next meeting we hope to have a final draft that we'll work on with Mary. We'd like to target our next meeting to bring that tentative draft amendment here and get your feedback. Then target the following meeting for potentially the public hearing.

I'd like to call attention to the fact our State Legislature is now addressing medical marijuana formally. Our anticipation that something will be approved in the not too distant future. That is one area we are focused on as well and we are probably going to bring that second on the agenda and move other things to the back burner. We do want to address that and that will require a town ordinance, as well. We want to be ahead of that.

Mr. Chaplinsky advised the West Street Subcommittee met following our last meeting. We have another meeting scheduled later this week and we have a couple of public input sessions. One at the end of this month and one in April. After that we expect to move forward on a couple of recommendations.

Mr. Conroy reported the Process Review Committee will have its third meeting Thursday. We have a number of issues we are reviewing to see ways we can streamline the application process and make sure the town staff has the right information to review and try to move things along a little faster. A whole list of issues are being considered at the moment.

The Chair reported that Mr. Macchio wanted it mentioned that the committee has had several meeting and the Chairman, Mike deFeo, will be presenting his final detailed conclusions and recommendations to the Town Council on March 12<sup>th</sup>. Mr. Macchio said it was a pleasure serving with a very dedicated and diverse group. He is looking

forward to recommending the best solution for the Town of Southington. He's one hundred percent behind any recommendations made.

The Chair reported on the Economic Development Committee meeting. It met last Thursday. The heavy hitter on the meeting was about road improvements. Businesses that have been really good to Southington we're kind of looking out for them for fixing some roads for heavy trucking over the roads that are in deplorable conditions. We have to take care of some of the folks that take care of us. That's number one on our list on that committee.

Mr. Chaplinsky made a motion to move into executive session. Mr. Kalkowski seconded. The Town Attorney noted it will be the entire commission, the Engineer, the Planner and the Town Attorney, barring the press and public. It is for real estate matters.

Motion passed unanimously on a voice vote.

(Whereupon, the Commission adjourned to executive session at 7:38 o'clock, p.m.)

