

PLANNING & ZONING COMMISSION
Regular Meeting
March 20, 2012

The Planning & Zoning Commission held a regular meeting on Tuesday, March 20, 2012. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Stephen Kalkowski James Macchio
Paul Champagne James Sinclair
 Michael DelSanto, Chair

Alternates: Jennifer Clock
 Randall Gage
 Susan Locks
 Ryan Rogers*

(*arrived at 7:05 p.m.)

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner
James A. Grappone, Assistant Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent: Kevin Conroy, Commissioner
 Paul Chaplinsky, Commissioner

The Chair seated Susan Locks for Kevin Conroy and Randall Gage for Paul 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

Regular meeting of March 6, 2012.

Mr. Kalkowski made a motion to approve which was seconded by Mr. Champagne. Motion passed on a majority voice vote.

Mr. Sinclair noted he did read the Minutes and watch the video. Mr. Macchio indicated he did read the Minutes and watch the video.

BUSINESS MEETING:

A. Galaxy Development, LLC, site plan application for plaza redevelopment and 7,500 sf restaurant, 365 Queen Street (SPR #1605)

Patrick Doherty from Midpoint Engineering representing the applicant. Reviewed the application to date.

After the last meeting, we were to look at the buffers, meet with the neighbors and respond to any comments staff might have.

We have met with all the neighbors. Explained.

With regards to the landscaping and the buffer, on the southerly line with the Jensen's community it was decided it is best to extend that fence towards the right of way and what we came up with and Jensen's agreed with is we would start the fence about 40' back from the right of way. At that point, it would be a 4' high fence. We'd continue that fence to the area where the building ends. At that point it would transition from a 4' fence to a 6' fence and then from that point on it would remain as laid out on the original plan.

On the easterly property line, we couldn't get agreement on what they would like to see for screening. So, what we did is in our current plans we have in front of you is kind of a compromise.

The direct abutters have the longest frontage and they prefer landscaping over fencing material where Mr. Magson, who is further north, preferred fencing over landscaping material. We found a good dividing point being a large pine tree shown on the plan. It is just to the southwest of Mr. Magson's house. What we've shown on the plan now is from that pine tree towards Loper Street, we would have a 7' vinyl privacy fence and on the back side of that privacy fence we would plant four arborvitae that would pretty much maintain a continuous landscape tree line along the property line but would include the fence, as well.

From the point of the pine tree south, we are continuing with the same as we had presented last meeting which includes 10 Austrian pines, two American elms, five holly trees and a number of understory bushes and shrubs. I'd be safe to report that was acceptable to them.

I received comments from Mary's staff. I believe they have all been satisfactorily addressed in the plans you have in front of you.

The Town Planner echoed a meeting was held on site. The neighbor to the back, they've planted some dogwood trees along the property line and I think that's part of why they don't want a fence in the back. They'd like more landscaping to supplement what they've already started.

We feel the applicant has gone above and beyond what we originally asked for to satisfy the commission and the neighbors. All of our questions have been answered.

Mr. Gage brought up Item 19 on the checklist dated the 5th. Mr. Grappone said he was comfortable.

Mr. Sinclair made a motion to approve. The applicant has gone well above and beyond what we would normally ask and I commend them for that. I'd like to see this project move forward.

Mr. Gage seconded.

Mr. Kalkowski stated he appreciated all the work that was done and for the most part you have listened to us. However, I still feel you fell short on the traffic patterns here. I'm not going to be able to support the entrances and exits you have along Route 10. Unfortunately, I am not going to be supportive of this.

The Chair commented we had a lot of folks come to speak about this redevelopment of this corner. This has always been a business zone and I believe it will continue to be a business zone. It's the main artery of business we have in town. When people come to speak against, there is a lot of animosity towards the neighboring property. Not everyone likes change and it is emotional. I know Mr. Doherty did speak with some of the neighbors and most of it went well. Some did not go so well. But in the end, this is a business zone and it will remain a business zone. I do appreciate your going above and beyond what was asked of you. I hope the neighbors appreciate that.

Motion passed 6 to 1 with Mr. Kalkowski opposed.

B. Southington Country Club, site plan application for change of use from cart room to interior dining area, 150 Savage Street (SPR #1392.3)

Mr. Gage recused himself from this application. The Chair seated Ms. Clock for Mr. Gage.

Ray Kastner, one of the principals of Southington Country Club and the Back Nine Restaurant. We're here this evening for a change of use from a cart room to a restaurant dining area.

He gave a brief history of the Southington Country Club. He advised of all the changes and upgrades they had done since owning the property.

We made a full-fledged restaurant bar area. We separated where you buy tickets to the golf course. We're always evolving and will be in the future because as times goes on some things got to be done.

Tonight, we have an area that is called the cart room. It's a storage area. It's a room that carts would be stored in at certain times. We also store carts outside on our cart paths and we also store them underneath the pavilion. Sometimes in the parking lot. Depends on the day and the time of the year.

With the restaurant open and realizing that our restaurant portion is a little bit too small. We needed to enlarge it. We had functions where we just can't accommodate everybody. Especially when people want a birthday party or a small function. We can't add on any more. But we have this decent size area that is perfect for what our need are at this point. To use it as a cart room is just taking valuable space to put carts in there in the wintertime. This winter we put all the carts underneath the pavilion. It served the purpose very nicely.

So, we're here in front of you to convert this cart room into a restaurant, dining area. It will be open to the existing restaurant with a door. We'll have a separate door so if we have a private function, we'll have another door out to the parking lot. We have tournaments that go on when the weather isn't that great. With the weather not great, the pavilion can be chilly. This would help out on the golf end as we can bring it into this area and it won't affect the restaurant or the people who come to our facility in a non golf situation.

We're not touching our footprint. We're working on the inside. We will do some exterior stuff with doors to beautify it more but as far as adding square footage or anything else, everything will stay the same. The parking lot stays the same.

Discussion.

Mr. Kastner explained the conversion. We did everything to code. We meet building, health, et cetera.

The Town Planner indicated staff had no parking issues at this time. We don't feel this is going to draw additional traffic. They're just asking to serve the people that're there now more efficiently. If there were a major expansion or they were doing more banquets, then the commission would look at the parking.

Discussion.

Mr. Kastner explained everything is based on square footage and we have more than enough parking to handle it.

The restaurant is open year-round.

The Town Planner advised this is ready for action.

The Chair noted it is a golf course, open space and if this can help the businessmen, we'll be happy to assist them.

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

The Chair reseated Mr. Gage.

C. Mark Zommer, site plan application for proposed addition, 83 West Main Street (SPR #1547.1)

Sev Bovino, Planner with Kratzert, Jones representing the applicant. Project is known as Zingarella's Pizza at 83 West Main Street in Plantsville. It's an I-2 zone and is served by public water and sewer.

The business is doing well and management has determined they need some additional space for public use and the kitchen operation. The addition in the rear, to the north of the building, is for storage and accessory use to the kitchen area.

The addition in the front left corner by the Rails to Trails is meant to be used by the employees to serve ice cream on the first floor.

Above the area to the left, the front left corner area; there will be a proposed deck area for public use. The public will be coming from the existing second floor space which is to be used for gatherings.

We received comments, responded to them in writing and submitted revised plans to address them.

We received a parking variance because we are within walking distance from the municipal parking lot.

The front addition is 172 square feet on the first floor which is the ice cream service area. And, the 172 square feet is for the deck above that.

The rear addition is shown to be 135 square feet which is 9 x 15. The client yesterday realized the addition 9' wide is kind of narrow because there's going to be a hallway to the back door, so he'd like to increase that to 12' so it would be a 12 x 15 addition for an increase of 45 square feet more in the rear.

Discussion.

This does not impact the parking calculations. It does raise the lot coverage to 27.1% where we are allowed to go to 50% coverage.

The architectural of the building was passed around so you can see in more detail where the addition is going.

The weather is good and the client is wanting to move forward in a hurry. So if you could consider approving this. I know Mary did not

review the additional 45 square feet, but you can stipulate that and I have the sets I can provide after Mary is satisfied.

The Town Planner said staff is satisfied and it is ready for action.

The Chair added we have made a pledge to be business friendly and tonight I think we hit a home run.

Mr. Sinclair made a motion to approve with the stipulation as presented by the applicant's representative. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

D. Perillo, request of \$23,500 Floodplain Filling bond, 210 & 218 Queen Street (FF #194/SPR #1458)

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

E. Cortland Estates, request for reduction of \$4,800 E & S bond to a new amount of \$2,000 (S #1234)

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

F. Magnoli Enterprises, request for acceptance to April Lane, pending receipt of maintenance bond in an amount to be determined, April Estates (S #1246)

The Town Planner noted the amounts are here. Maintenance bond is \$ 8,000. So it would be pending receipt of an \$8,000 maintenance bond. It's ready for action.

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

G. Magnoli Enterprises, request for release of subdivision bond, April Estates, S#1246.

The Town Planner confirmed it is ready for action pending receipt of the \$8,000 maintenance bond.

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

H. Frank Bumbera, request for 90-day extension to file mylar, 40 Hickory Hill S #1284.

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

ITEMS TO SCHEDULE FOR PUBLIC HEARING

None.

ADMINISTRATIVE REPORTS

None.

RECEIPT OF NEW APPLICATIONS

1. Special Permit for Superior Products for more than one principal building on a site. SPU #503
2. Site Plan for Superior Products to remove 9 structures and construct a 3200 square foot building. SPR 1613.
3. Special Permit for Outside Storage at Superior Products. SPU #504.
4. Site Plan application for multifamily development, 45 Carter Lane, SPR 1614.
5. Zingarella Pizza application which you acted on tonight.
6. ESPN construction of a 263 space parking lot SPR 143.44
7. Floodplain filling application for D C Development.

COMMISSION COMMENTS

Mr. Sinclair brought up he received a phone call from a resident in town about a flea market. I told them to call Mary. And, I do have to give to Mary. She had that wrapped up by noon on Monday. Good job.

Mr. Gage spoke about the West Street Subcommittee. We've been doing a lot of work. The first public input session is next Thursday from 5 to 8.

The Town Planner advised the second one is April 12th from 6 to 9. It's to receive input on the West Street Report which is on the Planning Department webpage.

Mr. Gage said the public gets a chance to comment to the members of the committee.

If people want to come and bring pictures they have from the website, that's appreciated and we hope they do that.

We've been working on the actual Milone & MacBroom report which relates to workforce housing. Some of the discussion is what do we have now? Where are we? I think we could look at the units we have in town approved now. I'd like to ask the staff to put some of that stuff together and map some of it so we know where we are in town with some of the projects.

The Chair is in support of this 100%. We are moving into unchartered territory here. This is an opportunity for us to stake a claim into what goes on on West Street. There are ways to smartly plan for West Street. We could limit the amount of traffic lights, entrances and exits to try to help traffic flow in a smart way. I really hope this Commission is on board to make this come to fruition for West Street.

Discussion.

Mr. Macchio said regarding the Turf Field Committee, they did make a presentation to the Town Council last week and the Council recommended they make another presentation to the BOE. If you are interested, it is going to be presented this Thursday evening in the Town Council Chambers.

ADJOURNMENT - Mr. Sinclair made a motion to adjourn and Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:32 o'clock, p.m.)