

PLANNING & ZONING COMMISSION  
Regular Meeting  
April 3, 2012

The Planning & Zoning Commission held a regular meeting on Tuesday, April 3, 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                         Paul Chaplinsky  
   Michael DelSanto, Chair

Alternates:                      Jennifer Clock  
   Randall Gage  
   Susan Locks  
   Ryan Rogers

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  
   James Sinclair, Commissioner

The Chair seated Susan Locks and Ryan Rogers for Kevin Conroy and James Sinclair. 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 20, 2012

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

Business Meeting

A. ESPN, site plan application for the construction of a new 263 space parking lot on the southern side of ESPN Drive (Map 191, Parcels 13 and Map 202, Parcels 7,8,9 and 10) (SPR #1435.4)

The Town Planner indicated the applicant requested a table. They need a special permit for the excavation and both of which applications should be on your next Agenda.

Mr. Kalkowski made a motion to table. Mr. Rogers seconded.

Mr. Chaplinsky indicated he had a question.

Mr. Kalkowski withdrew his motion and Mr. Rogers withdrew his second.

Mr. Chaplinsky asked the Town Planner if the Commission would have a map for this in our next packets. The Town Planner indicated the map was laid out tonight and if you would like to take it home, by all means go ahead.

Mr. Kalkowski remade his motion to table and Mr. Rogers seconded. Motion passed unanimously on a voice vote.

B. AA Denorfia Building & Development, LLC, site plan application for the construction of a 14 unit multi-family development, 45 Carter Lane & 595 Main Street (SPR #1614)

Stephen Giudice, Harry Cole & Son, South Main Street, Plantsville represented the applicants. Passed around reductions of the plan.

This property is at 45 Carter Lane. The owner and applicant is AA Denorfia Building & Development, LLC with offices at 133 Main Street in Southington.

We are proposing to all the property: The Courtyard. It's a 3.27 acre property consisting of two parcels. Explained the two parcels were the subject of a special permit application for multi-family housing and earth excavation.

The parcels are both zoned R-12. The property has frontage on Main Street and Carter Lane (indicating). There was an existing house located here (indicating) and it has been removed.

The property is served by public water and sewer.

The property has been cleared and a good portion of the earth excavation has been performed on the site. There is an access driveway cut with a temporary plunge pool at the bottom of the driveway and there's mostly sand/gravel on site.

Our proposal is consistent with the special permit application. We are proposing a 14 unit multi-family residential development called The Court yard.

We're proposing three buildings. Explained.

Access would be by way of a private driveway from Carter Lane traversing through the property. No access is proposed from the Main Street frontage. All units serviced by public water and sewer.

The storm water management system was explained. It is consistent with the State of Connecticut Storm water Guidelines.

Our proposal also includes landscaping as required by the zoning regulations including street trees and a 35' planted and natural buffer around the perimeter of the site.

We're required to have 28 parking spaces and we're proposing 36 spaces with two spaces per unit and 8 visitor spaces.

An interior sidewalk runs from Carter Lane up through the site to the end of the road and we're proposing some passive recreation amenities like picnic tables and benches and open space for a play area per the regulations.

Some special considerations during the special permit applicant:

- We try to protect this property (indicating) from headlight glare. We have a small selection of fence at this location and we have landscaping and we also have a slope. We feel that between the fence, slopes and landscaping headlight annoyance would be eliminated.

We have also maintained as much existing vegetation around the perimeter of the site as possible. And, we're proposing to supplement areas where existing vegetation is light with proposed plantings of evergreen and deciduous type trees.

We know there is issues with drainage on Carter Lane and downstream. We are proposing to provide ZIRO as required by the regulations. We won't increase any storm water discharges onto receiving systems or properties.

We've worked closely with the Carter Heights Association. They had some special requests along their property as to how they'd like to see it graded and planted. We've worked with them through the SPU process and during the actual earth excavation work done.

The Main Street portion is left in its natural state. We're proposing no improvements along that portion of the property.

We are proposing an emergency turn around at this location (indicating) which will provide turn around access for the fire trucks

as required by the fire department and also for any UPS vehicles or garbage trucks. We are proposing individual curbside pick up for trash removal.

We have two proposed handicapped accessible units as required by the building department and ADA requirements.

We knew this was a sensitive site and we tried to cover all the bases.

We've been working with this (indicating) property owner regarding sloping for sightline at this location. We've met with her on site and we've proposed a sloping plan with complete landscaped plan and she's not sure if she wants the wall or landscaping. Whatever she decides, we are going to provide to make her happy.

We've received staff comments. We did meet with them today to review the comments. We have work to do on the plans by way of revisions to address their concerns. We didn't see anything that was cause for alarm on our side or from their perspective, as well.

Tony and Andy Denorfia are here, the applicants. We'll answer any questions you have.

Mr. Champagne asked about the backside of the first three units going down towards the Carter Lane property, how're you proposing to handle the gutters, leaders, footing drains? It's quite a slope. Mr. Giudice noted that was a comment raised by staff today. The concern was the top of the slope is kind of the starting point for our drainage area. We came up with a solution of an infiltration basin at this location (indicating). Explained it will be put into a small basin with gravel and stone at the bottom. That will let the water recharge back into the system. That's a positive thing and supported by staff and the State of Connecticut.

The Chair asked about how much of the excavation is done?  
Discussion.

Anthony Denorfia, 133 Main Street, Southington explained the excavation plan. What has been done and what is left to be done. About 2/3 to 3/4 of the excavation is done.

Discussion.

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

C. Request for Bond in Lieu of site plan compliance in the amount of \$36,000, 160 Town Line Road, SPR #1577.

Staff supports this. Mr. Chaplinsky made a motion to approve which Mr. Rogers seconded.

Mr. Kalkowski commented he didn't have a question. This is one area that the Continuous Improvement Committee is going to focus on. This particular process here, I certainly support granting a request for bond in lieu of for a fixed amount of time.

I don't want us to repeat some of the bad behaviors we've seen in the past. I'm not looking for this to come back four, five or six times. I will support this.

Ms. Savage Dunham explained in the regulations it talks about granting these as the exception and not the rule in times when the weather prevents you from completion. This is the Jensen's building on Town Line Road. It is a rear lot. What remains remained to be completed is the final course of pavement and the landscaping. They prefer to wait for the real spring to do the landscaping and all the material is available. In this instance staff wholeheartedly supports this because they really can't complete this now. We anticipate they will finish this site this construction season.

Motion passed unanimously on a voice vote.

D. Northstar, request for release of \$15,000 earth excavation bond, Executive Boulevard South (SPR #1461).

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

E. Mountain View Farms, request for release of \$14,000 subdivision bond (S#1241)

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

#### ITEMS TO SCHEDULE FOR PUBLIC HEARING

A. The S. Carpenter Construction Co., special permit application for proposed earth material processing facility 65 Triano Drive SPU #502) April 17<sup>th</sup>

B. Superior Products Distributors Inc., special permit application for more than one principal building on a site, 1403 & 1405 Meriden Waterbury Rd and 212 Norton Street (SPU #503) April 17<sup>th</sup>

C. Superior Products Distributors, Inc. special permit application for outside storage, 1449 & 1467 Meriden Waterbury Road (SPU #504) April 17<sup>th</sup>

The Chair indicated all would be handled on the 17<sup>th</sup>.

The Town Planner added formally the earth excavation, EE#136 For ESPN for April 17<sup>th</sup>.

The Chair agreed that would be added.

#### ADMINISTRATIVE REPORTS

The Town Planner passed out for the Commissioners a copy of 1096 West Street, the hotel previously approved there. It has been sold to another hotel chain. They came in and made some slight modifications to their layout. They want to start construction.

We approved a slight modification to their building footprint. They removed a portico. Essentially, the hotel has not changed. They should be breaking ground within a few weeks.

Exciting news.

No other reports.

#### RECEIPT OF NEW APPLICATIONS

The Town Planner did not have a list this evening. I am not able to respond to that except for the EE #136.

#### PZC SUBCOMMITTEES

Randy Gage reported nothing new with the Blue Ribbon Parks Committee. Still doing assessments on the internet for the Parks Department.

Jim Macchio reported on the Turf Field Committee, Dr. Natelli put together a presentation for the BOE as requested by the Town Council. It went over favorably except for one vote. Overall it's moving forward.

The next thing is to get the estimates and move forward from there.

Paul Champagne reported on the Open Space Committee. They have not met but they do have a scheduled event around Earth Day which will be publicized.

Steve Kalkowski reported regarding the Continuous Improvement Committee. We had our last meeting a week ago Monday. We're very close to finalizing the LED sign language and will be working with Mary over the next week. We have a meeting this Monday to wrap that up.

Also, we are focusing on the medical marijuana. We hope to have some text around that in the next meeting or so to bring for your review.

Paul Chaplinsky reported on the West Street Subcommittee. He read into the record the following memo:

This is a summary of the March 29<sup>th</sup> West Street SubCommittee and the public input session that we recently had as well as some information about what the committee is looking for at their next and last public input session.

The public offered comments relative to the report issued by Milone & MacBroom. The committee's charge is to build upon previous work and offer further recommendations for fostering the economic development while protecting the quality of life and design as well as minimizing traffic impacts along the West Street Corridor. (The analysis is on the Town website for review.)

We heard valuable feedback at the March 19<sup>th</sup> session concerning proposed rezoning of the various parcels identified within the corridor. Suggestions regarding traffic and access management, traffic and parking lot designs as well as safety considerations and of course work force housing were discussed. Residents and experts provided their opinion with respect to the proposed industrial zones to the west and south of the Target building as well as the two proposed mix use transition zones on the east and west sides of the West Street near Churchill Road and encompassing West Pines Drive and Spring Street.

Mixed use transition zones comments ranged from supporting some portions of the proposed new zones to suggesting alternative more appropriate locations to not at all supporting the mixed use transition zones. More appropriate locations for the mixed use zones were suggested as being to the north end of West Street.

The subcommittee is looking forward to the next public input session where we are looking forward to hearing public opinion for their view of the long term vision of the future development of the Northwest Corridor of Southington. Of interest to the subcommittee

particularly are the public views in a mixed use transition zone as well as the proposals of the new zones as stated in the analysis.

We would like to hear from the public specific ideas involved in the long terms 20+ years design considerations that they may have for this corridor including proposals on road designs, building designs, locations and other aspects the public feels important to creating a West Street Corridor which the Town can be proud.

After input sessions, the committee will review the information garnered and formulate a recommendation to the PZC for consideration. The PZC has the final decision for the vision.

Additional public hearings will be required as part of the PZC's process should zoning changes be desired.

The subcommittee will hold its final public input session on Thursday, April 12<sup>th</sup> beginning at 7:00 pm here in the Town Council Chambers. Note: time change from 6:00 pm to 7:00 pm.

Questions may be directed to me, Paul Chaplinsky or Town Planner Mary Savage Dunham.

We did get a lot of good comments and constructive comments on a variety of topics. I bring up for further consideration:

(1) Intersection of Spring Street and West Street. Looking south on West Street, sitting at the Spring Street traffic light, it's evident traffic coming is moving quickly. And, there's a hill. For the person sitting at the stop light, it can be a challenge for a person who is taking a right on to West Street from Spring Street. I'd ask you to consider supporting having the SPD look at that and if we should have further dialogue with the State since West Street is a state road. Should we make that stop light a "No Turn on Red"? It is a safety issue. A letter will be sent to the Chief to have it reviewed by his traffic people.

(2) Intersection of West Pines Drive and West Street intersection. Heading south on West Street and you're at the stoplight during peak traffic hours, people trying to go to and from their homes on the West Pines Drive area; the queuing at that light is pretty heavy. There is a sign that tells people not to park in the intersection but it's often disobeyed. I'd like the commission to consider having the SPD look at that as well to see if additional signage or road paintings or markers will notify drivers heading southbound to not stop in front of the West Pines Drive area to allow folks to move freely in and out of that area.

There are two lanes there, as well that the West Pines Drive people have to fight when looking south and trying to go north.

Matter will be referred to the SPD.  
Discussion.

Lastly, a participant talked about the parking requirements in our regulations; specifically, the example handed out talked about how much more parking the Town of Southington requires for eateries and restaurants as compared to other towns. In some cases we were more than double and in many cases 25 to 50 percent more.

Discussion.

I think most people will agree less pavement is good. But I think it's worth taking a look at by the Continuous Improvement Subcommittee. Are we realistic? Require too much parking for the space required for the building and activity specified.

A suggestion was to have a maximum parking instead of a minimum parking requirement.

Discussion.

Maybe have overflow parking be more natural like grassy areas and not paved areas. More flexible parking better for the environment. Looks like grass instead of hardtop.

Discussion.

The Chair reported on the Economic Strike Subcommittee. We're updating our signage off of 84 on Queen Street, Exit 32. Make it look more appealing and Lou's office is going to be using it to advertise some available spaces we have in town for economic development. We get a lot accomplished in this subcommittee. I enjoy it.

Mr. Kalkowski updated everyone that Mr. Grappone, myself, the Town Manager and the property ownership and property Manager met at Rivercrest to go over the sidewalks. We reviewed those in the late fall and documented the number of slabs Mr. Brodach agreed to replace.

We added in about 11 or 12 additional slabs this walk due to surface spauling during the winter months.

That will be provided to the developer.

The homeowners association is going to be replacing several slabs they agree is their responsibility.

Mr. Kalkowski made a motion to adjourn which Mr. Champagne seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:36 o'clock, p.m.)