

PLANNING & ZONING COMMISSION
 Special Meeting
 June 29, 2011

The Planning & Zoning Commission held a special meeting on Friday, June 29, 2011. Chairman Michael DelSanto, called the meeting to order at 1:15 o'clock, p.m.

The following Commissioners were present, viz:

James Sinclair	Steve Kalkowski
Paul Chaplinsky	Paul Champagne
James Macchio	Michael DelSanto, Chair

Alternates: Ryan Rogers
 Randall Gage

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner
 James Grappone, Acting Town Engineer

Absent: Kevin Conroy, Commissioner
 Jennifer Clock, Alternate
 Susan Locks, Alternate
 Mark J. Sciota, Deputy Town Manager /Town Attorney

The Chair seated Mr. Rogers for Mr. Conroy. A quorum was determined.

BUSINESS MEETING

A. Lovley Development, Inc. 13 lot resubdivision application, 593 Flanders Road and Smith Street (S #1287.1.)

Ms. Savage Dunham explained this was tabled at the last meeting to give staff time to review the drainage report which had just been submitted. Staff has since reviewed the report and is satisfied.

Staff has met with the applicant and reviewed the revised plans which Mr. Grappone will speak on.

Mr. Grappone stated he had reviewed the plans with Mark and Andrew of Kratzert & Jones. The revised report was reviewed. The point of analysis, my concern was out on Flanders where there is an existing 15" culvert. The asked the highway superintendent of there

has been any known flooding at the culvert location and the answer was "no". The met the regulations with the submitted drainage report.

There is reduced storm frequencies all of the way up to the 100 year storm event. There is a reduction for each and every storm. The detention basin they are proposing for the overall watershed, 22 acres or so, they are taking out just under 3 acres due to the subdivision development and putting that flow through the proposed detention basin. That's how they achieve the reduced runoff.

Discussion of the hammerhead issue. Mr. Grappone noted after discussions with the highway superintendent reflected in the current drawings is the way he likes it with the hammerhead. A hammerhead is preferred for ease of snow accumulation and storage.

Mr. Chaplinsky made a motion to approve which was seconded by Mr. Sinclair. Motion passed 7 to 0 on a roll call vote.

B. Bagno, LLC, Earth Excavation, Filling and Grading application to fill 118,314 cubic yards, West Street (Map 143, Parcel 016) EE #137.

The Town Planner advised this must be acted on by the wetlands commission before the planning & zoning commission can act.

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

C. Chris Fields (King 33 LLC) special permit use application for defense training and consulting, 75 Aircraft Road (SPU #510).

The Town Planner explained supplemental information was requested by the commission at the last meeting on safety considerations, fencing and basically operational type questions. The applicant has provided the information which I have provided to you.

Discussion.

From staff's perspective if the commission wants to stipulate the fencing as proposed or whatever other stipulations you want, we're satisfied with their information and the application is ready for action.

Mr. Chaplinsky confirmed for the record it looks like the fencing that the applicant is proposing is along the BJ's property line in the event the vegetation is taken down and the access road is used in the future.

Discussion.

Ms. Savage Dunham said it looks like there is a fence along the whole boundary and it does appear that they are proposing some supplemental fencing which is shown. The fence has covering on it so if somebody is in the parking lot and they look down they are not going to have a view of any training that might be going on.

Mr. Chaplinsky noted for the record that it looks like the first photo provided shows a firing direction from the southerly fence, firing north, for all training activities that are in that 200' circumference. It appears the building would be the backstop of sorts.

Discussion.

Further discussion on the projectiles information that was provided. It is colorless and a plastic stick with a range that is less than 200' because as it travels it drops. Quite a bit of information in the email and the file about the projectile.

Mr. Chaplinsky made a motion to approve. Mr. Champagne seconded.

After discussion, Mr. Champagne removed his second and Mr. Chaplinsky made a motion to approve with the stipulation that the applicant apply fencing as presented to staff and in the photos. Mr. Champagne seconded.

Mr. Macchio discussed whether or not the police department should be notified when outdoor training takes place.

Motion passed 7 to 0 on a roll call vote.

D. Lazy Lane Industrial Associates, reduction of \$22,000 E & S bond to a new amount of \$4,000, 172 Lazy Lane (SPR #1538).

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

ITEMS TO SCHEDULE FOR PUBLIC HEARING

1. Lovley Development, Inc, 2-lot resubdivison application, 147 Pavano Drive (S#1288) July 17

2. Supreme Industries, petition to change zoning district from I-1 and R-40 to I-2, property located at 49 DePaolo Drive, Map 78,

Parcels 16, 15, 17 and Map 190, Parcel 003 (southerly 500') ZC #539,
August 7

Ms. Savage Dunham also noted she had a renewal of the parent/grandparent apartment she would like to put on the 17th as well.

The Chair indicated that all could be scheduled as noted.

Mr. Bovino advised that regarding the first item several motions were not made that should have been; i.e. loop road and rear lot.

The Chair called to revisit the item.

A. Lovley Development, Inc. 13 lot resubdivision application, 593 Flanders Road and Smith Street (S #1287.1.)

The Town Planner advised the former motion would be rescinded. Mr. Chaplinsky and Mr. Champagne removed their motion and second.

A rear lot determination in accordance with Section 7-14-6 needs to be made. Mr. Sinclair so moved the motion. Mr. Rogers seconded. Motion passed unanimously on a voice vote.

A waiver of Section 11-14.3 regarding the length of the access strip to the rear lot. Mr. Sinclair so moved the motion which Mr. Rogers seconded. Motion passed 7 to 0 on a roll call vote.

A waiver of Section 3-07.4.A.1. Mr. Chaplinsky so moved the motion which Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Chaplinsky made a motion to approve the subdivision. Mr. Rogers seconded. Motion passed 7 to 0 on a roll call vote.

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

(Whereupon, the meeting was adjourned at 1:37 o'clock, p.m.)