

PLANNING & ZONING COMMISSION
Public Hearing & Regular Meeting
March 5, 2013

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, March 5, 2013. 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 Chaplinsky	James Sinclair
Kevin Conroy	Michael DelSanto, Chair

Alternates: Jennifer Clock
 Randall Gage
 Susan Locks
 Ryan Rogers

Ex-officio members present were as follows, viz:

Robert Librandi, Acting Town Planner
James A. Grappone, Acting Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent: Paul Champagne, Commissioner

The Chair seated Mr. Gage for Mr. Champagne and a quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

MICHAEL DELSANTO, Chairman, presiding:

Approval of Minutes

A. Regular meeting of February 19, 2013

Mr. Kalkowski made a motion to approve the Minutes as presented. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

Mr. Sinclair added for the Minutes that he had read the Minutes and viewed the video.

Public Hearings

Mr. Librandi, acting Town Planner, read the legal notice into the record.

A. Southington-Cheshire Community YMCA, earth excavation application for the removal of approximately 125,912 cy of material, 1000 East Street (EE #141), public hearing continued from February 19th.

Stephen Giudice, Harry Cole & Son, South Main Street, Plantsville, CT represented the application.

This is the third public hearing meeting on this application. We have addressed all the staff concerns and comments regarding the EE and site plan. We did meet with the acting town planner and acting town engineer last week to review submissions. I believe everything has been addressed to their satisfaction.

I'll answer questions at this time.

Mr. Chaplinsky said the haul routes were missed at the last meeting. Mr. Giudice said they didn't know which direction it is going to go. It will be by way of East Street.

Mr. Chaplinsky stated that he assumed the applicant will assume any responsibility for cleaning the road around the exit of the property such as if there is dirt or anything like that. Mr. Giudice pointed out the plans also include detailed sedimentation and erosion controls and the required sweeping and watering of East Street as and if necessary. And, any additional measures that the town staff feels necessary will be enforced per our plans.

Attorney Sciota advised in the past when we have an earth excavation and they have not made their plans, the commission put a stipulation on that they file with the planning division when they do know the haul routes and that could be sent out to the commission as well as the police department. If you want to ask for the destination, you can do that, also.

(Those speaking in favor of the application)

Ed Fiske, 440 Kensington Road, Southington. I have nothing against this excavation. It sounds like a good idea. My concern is where are they going to stockpile the material on site? The material is going to be wet coming out. Are they going to destroy a lot of property, trees, wetlands? What is their plan?

As to the haul road, access off the property is going to be critical. Kensington Road is impossible as the road is too nasty for trucks.

Off of East Street it is feasible. I would like to know their plan.

Discussion.

(Those speaking against the application)

No response.

(Rebuttal)

Mr. Giudice said as mentioned in previous presentations, the haul routes would be out on to East Street with a temporary location at this point (indicating). This would be a dewatering area (indicating during the initial draw down of the pond. A secondary haul road is in this location (indicating). We are not proposing to take down any trees or vegetation. We will be dewatering on site.

Discussion.

The Chair advised the speaker he could reach out to the applicant or their representative if there are further questions. Also, keep checking in with the town planner's office. Once we get haul information or the routes, we can keep you abreast of that as well.

Mr. Giudice did state there are no plans to access Kensington Road, at all.

Hearing no further comments, the Chair closed the public hearing for this item.

Business Meeting

A. Southington-Cheshire Community YMCA, earth excavation application for the removal of approximately 125,912 cy of material, 1000 East Street (EE #141).

Mr. Librandi in reviewing the plans I see a location where there are going to be storing the fill and that is going to be located within the 100', so we request a waiver of the buffer.

This is ready for action.

Mr. Sinclair made a motion for the 100' buffer waiver. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Sinclair made a motion to approve the application with the stipulations from the town attorney to file the haul route and destination. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

B. Southington-Cheshire Community YMCA, site plan application to remove sediment from Sloper Pond, install outlet pipe replace culverts clear trees/shrubs from dam, install educational/recreational

amenities such as handicap access boardwalks, rope swing and viewing platforms, 1000 East Street (SPR #1630).

Mr. Giudice stated per his public hearing presentation, all of these amenities are required on the site plan application as well. It is the same thing presented previously.

Mr. Librandi advised this is ready for action.

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

C. Waller Laurelwood, LLC, request for extension to November 1, 2013, Phase III, Laurelwood Estates (S #1221.2)

Mr. Sinclair made a motion to grant the extension. Mr. Macchio seconded.

Attorney Sciota said he did speak with the town planner and engineer today on this. There is public access way down the roadway, is that correct? Therefore the cul de sac is no longer the longest cul de sac in town and there is an access way back to Mt. Vernon Road.

Mr. Grappone confirmed.

Motion passed 7 to 0 on a roll call vote.

D. Hillcrest Orchards, LLC, request for 2 year extension, 508 & 544 Meriden-Waterbury Road (EE #121)

Mr. Librandi advised this is ready for action. Mr. Chaplinsky made a motion to approve. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

Administrative Reports

West Street Subcommittee

Mr. Chaplinsky reported we're nearing the final draft of the West Street business zone. I spoke to staff and by later this week we should have the draft in our hand. Then we will entertain final comments before we refer it out.

Receipt of New Applications

Mr. Librandi sent around a list of new applications for the next meeting.

And, if anybody wants to go to the March 14th dinner at the Aqua Turf, just let me know.

Adjournment

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

(Whereupon, the meeting was adjourned at 7:14 o'clock, p.m.)