

PLANNING & ZONING COMMISSION  
 Regular Meeting  
 March 19, 2013

The Planning & Zoning Commission held a regular meeting on Tuesday, March 19, 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	Paul Champagne
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: James Sinclair, Commissioner

The Chair seated Mr. Rogers for Mr. Sinclair 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 March 5, 2013

Mr. Kalkowski made a motion to approve the March 5, 2013 Minutes and Mr. Champagne seconded. Motion passed unanimously on a voice vote.

**BUSINESS MEETING:**

A. Southington Industrial Associates, site plan application for proposed 5,000 square foot building and associated parking for the purpose of manufacturing and/or processing of goods, 96 Industrial Drive (Lot #8) SPR 1634.

Stephen Giudice with Harry Cole & Son represented the application. This is the entity that has taken over the subdivision and finished the roadway. This is Lot 8. It is for a 5,000 sf building with parking and a loading dock. They are preparing the site plan on speculation as they have no specific user at this point.

They'll try to get some activity going up on Industrial Drive and finish that subdivision. We did receive comments from staff. WE have prepared responses to comments and they just got to Rob today or yesterday and I don't anticipate he has had time to review those.

ZIRO has been handled by a large detention basin so we don't do it on site. We are proposing the building, landscaping and parking areas. There is no proposed storage on this site.

I'll answer any questions.

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

B. Southington Industrial Associates, site plan application for proposed 12,680 square foot building and associated parking for the purpose of manufacturing and/or processing of goods, 127 Industrial Drive (Lot #16) SPR #1635.

Mr. Giudice represented this application as well. This is the same applicant as previous. It is a larger building a larger parcel. Again, this building is proposed on speculation as we don't have a user for the site but the applicant would like to move forward and get the site plan moving and get some interest in the parcel. Same situation as the last application.

We have submitted comments to Rob today. He hasn't had time to look at them and I will be glad to answer any questions.

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

C. Nick Robertson, site plan application for proposed 8,000 square foot industrial building, 357 Captain Lewis Drive SPR #1636.

Sev Bovino, Planner with Kratzert, Jones represented the applicant. This property is located at the end of Captain Lewis Drive at the cul de sac. We recently received approval for a subdivision on this lot. The property is served by sewers and water. It is an I-1 zone. The area is 35,135 sf. Minimum allowed is 20,000 sf. This proposal is for an 8,000 sf building geared to small contractors. The lot coverage is 22.8% and allowed is 35%.

We have received staff comments from the acting planner and we are waiting for engineering comments. We would like to start this project this spring, if possible.

I'll answer any questions.

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

D. Lovley Development, site plan application for proposed 1850 square foot Dunkin Donuts restaurant with drive-thru service with associated parking, utilities and landscaping, 1096 West Street SPR 1637.

Mr. Librandi advised the applicant has to bring in information on this item and responses to comments.

Mr. Conroy commented he didn't see anything regarding the queue length for the drive thru and that should be addressed. How much space is available? We don't want it spilling out to the street here.

Mr. Bovino said they have that information and will provide it.

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

E. Pine Hollow Estates, Sections II and III, reduction of subdivision bond to an amount to be determined S #1280.

Mr. Grappone advised the recommended amount is to be \$60,000. The developer has requested the road to be accepted. We are waiting for a letter from the police department and the water department that all outstanding issues are complete.

Attorney Sciota advised you are not accepting the road; you are just reducing the bond tonight. When the road is accepted, we will switch it to a maintenance bond.

Mr. Chaplinsky made a motion to lower the bond to \$60,000. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

## 6. ADMINISTRATIVE REPORTS

- West Street Subcommittee

Mr. Chaplinsky advise a draft regulation went out a day or two ago. We have some feedback. I would like to schedule a meeting on

Friday to review and do a second draft with staff and hopefully we can refer it out and have a public hearing at the appropriate time. We do have some good feedback so far on frontage on West Street, changes to the mixed use proposal, lot sizes and some language on encroachment. We will try to work some of those in later this week.

7. RECEIPT OF NEW APPLICATIONS

Mr. Librandi advised there were no new applications to report.

Before adjournment, the Chair stated as far as drive thrus on West Street is that something we want Steve's committee to take a look at a little further. Mr. Chaplinsky said as far as drive thrus on West Street, the subcommittee looked at where they would be appropriate in the new designated area. We said drive thrus would be limited to banks, only, in the West Street Business zone. Hopefully, that will be reflected in the draft regulation. We felt that the area of West Street that would be appropriate for drive thrus would in fact be the interchange commercial area.

I am hoping, continued Mr. Chaplinsky, Phase II to the West Street Business Zone will be looking at the interchange commercial zone and maybe bring n more of this dialogue to the commission in the next couple of months.

8. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 7:09 o'clock, p.m.)