

PLANNING & ZONING COMMISSION
 Regular Meeting
 April 16, 2013

The Planning & Zoning Commission held a regular meeting on Tuesday, April 16, 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 Champagne	Kevin Conroy
James Sinclair	Michael DelSanto, Chair

Alternates: Susan Locks
 Ryan Rogers *
 Jennifer Clock
 Randall Gage *

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner/Acting Town Planner
 James A. Grappone, Acting Town Engineer
 Mark J. Sciota, Deputy Town Manager/Town Attorney

* Arrived late.

Absent: Paul Chaplinsky, Commissioner

The Chair seated Ms. Clock for Mr. Chaplinsky for this evening's meeting. A quorum was determined.

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

MICHAEL DELSANTO, Chairman, presiding:

4. Approval of Minutes

A. Regular meeting of April 2, 2013

Mr. Sinclair made a motion to approve which was seconded by Mr. Kalkowski.

Ms. Clock advised she had read the Minutes from the April 2nd, 2013 meeting.

Motion passed unanimously on a voice vote.

Audience Speaker: I am a student at CCSU and I'm taking Geography 275 which is soils and vegetation. So we have to do this community engagement thing and I decided to come here because I know

you guys talk about the land and everything. And, he's really focused on soils and damaging the soils. Thank you.

Mr. Lavallee read the legal notice into the record.

5. PUBLIC HEARINGS

A. Supreme Forest Products and Materials, Inc., Earth Excavation, filling and Grading Application for storage of wood chips, brush, gravel, topsoil and other earthen material, as follows: Parcel A - imported/exported/stored 65,000 +/- c.y., 49 DePaolo Drive (Property of B & R Corp); Parcel B - imported/exported/stored 55,000 +/-, DePaolo Drive (former landfill, property of Town of Southington); Parcel C- imported/exported/stored 50,000 +/- c.y., 2064 West Street (property of Theodore & Linda Guerrette) (EE #143)

Attorney William Tracy, 43 Bellevue Avenue, Bristol. I represent the applicant.

I want to give you an overview of what brings the applicant here to tonight's meeting. It came out of discussions with the town and with contractors who are looking to do some milling operations in the town who were looking for a site to store those millings which led them to my client. The applicant was also discussing the overall plan which we shared early on which involved use of the landfill.

We are at the stage now where we can present a site plan which involves the grading to prepare that site. The discussion led to the need for the earth removal and grading application. The decision was made to incorporate the millings question, landfill question and at the same time an infiltration basin on the Guerrette property which is ultimately going to be required in the scope of the company's progress on the overall site. I thought we'd bring that all to the commission at this time and discuss it as a whole.

To walk you through some of the details of this, I want to introduce George Andrews of Louriero Engineering who has done all the design work and he can discuss that.

George Andrews presented the three different sites and how they work together and how they integrate. They are all zoned I-2. All will essentially be operated by Supreme Forest Products.

- Parcel A: The existing parcel currently owned and operated by the B & R Corporation. It is 49 DePaolo Drive. We are looking to import, export and store some earth materials as well as some asphalt millings.

We have been before you with a site plan that has storage throughout the parcel for woodchips, mulch and organic materials. At this point our primary change with the site plan is to include asphalt millings as well as earthen materials storage.

Minor modifications to the site plan include the reworking of some of the roads and drive. Explained.

We have made some modifications to the volume reduction facility which is a processing area. We reduced the size to facilitate some of the storage of the asphalt millings.

Originally, the site plan had total storage for the site of about 125,000 cy which was mostly organic materials. Our proposed modification adds earth and asphalt materials storage on the site for 191,000 cy.

43,000 cy for asphalt millings and 38,800 cy in two other stockpiles of earthen material storage or organic materials. We are requesting 65,000 cy of import/export and storage on Parcel A.

- Parcel B: Former DePaolo Drive Landfill. B & R Corporation has been negotiating with the town for a lease agreement to perform activities upon the top of the closed landfill. We are looking for the ability to import fill materials to provide the grading necessary for the working pad that needs to be constructed on top of the landfill. DEP does allow activities on closed landfills provided you provide a working pad a minimum of 2'.

We are looking to grade the site and anticipating importing about 35,000 cy to grade the site as shown. And, then we are requesting the ability to import/export and store 20,000 cy of earth material on the top of the landfill once completed. And, the remainder of the storage is 97,000 cy which is a continuation of the organic storage. We are looking to expand the operations on Parcel A over to Parcel B.

- Parcel C: Guerrette Parcel. Currently it is owned by Theodore and Linda Guerrette and B & R Corporation is in the process right now of negotiating purchase of that property. On this parcel, we are not requesting import/export and storage. We do have an overall concept for site development on this. We are interested in initiating that by the construction of an infiltration basin which will serve Parcel A & C. The existing infiltration on Parcel A would be deleted once this is complete and the site plan is fully developed.

With our application in front of you tonight we are looking to get a head start on the site plan. We are looking to excavate the limits of the infiltration/detention pond and that request is for 50,000 cy. That will facilitate construction of that pond. He explained the sizing of the pond. The existing infiltration system will be maintained until the site plan for Parcel C is approved.

We currently are implementing a variety of dust control measures at the site. Explained.

Regulations have a requirement for no more than 2 acres unstabilized exposed at one time. We understand and commit.

Going back to the overall site plan, I prepared the package as 3 separate plans and 3 separate applications. We are actually applying under one application. The reason I submitted the three separate was essentially to offer the opportunity to identify the site owner of each site and be able to go through each site individually. It is one application for the conglomerate of the three parcels.

I'll be happy to answer any questions.

Mr. Conroy asked about the agreement for the landfill with the town. Attorney Sciota explained we are still doing the final aspects and points so it is not yet approved.

Discussion.

Attorney Tracy followed up. In terms of this application, because it is an earth application we have to request a waiver of the 100' buffer requirement. The reason being is that we are not looking not so much as a mining operation but preparing the site for the eventual industrial use. The site, when finished, in the I-2 zone will require a 50' buffer and landscape buffer. Some of the grading shown on the plan is within the 100' that's talked about within the earth removal excavation regulations. You do have the ability to waive that. One criteria is land use in that you are looking at the ultimate reuse of the property.

Discussion.

The goal of this application is not the mining of the material but is to prepare the site for the end use. Because we are over the 10,000 yd limit in the regulations, we can't proceed under the site plan process. That the reason for asking for the 100' waiver.

Discussion.

The other item pointed out by staff is the limit in the earth removal section of stockpiling of 5,000 cy. Where you draw the line between what is the earth removal portion and what ultimately becomes a commercial product, construction material that would then be used in the course of business of this company. We don't have a question of whether we're exceeding the 5,000 yd in the construction phase and we are asking for a waiver of that before we get to the storage phase.

Discussion.

Mr. Kalkowski asked for a description of the asphalt milling process and where on the chart will that happen and explain what type of machinery and controls with the asphalt that is milled and sitting around on the site (petroleum based. Mr. Tracy and Mr. Andrews explained the operation.

Scott Hesketh, Traffic Engineer, reviewed this traffic report which is on file in the town planner's office.

Further discussion around the numbers in the report by Mr. Hesketh and Mr. Tracy.

Mr. Kalkowski asked for the timeline in preparing the site and bringing in and taking out the materials.

Mark Vigneault, 1594 Flanders Road. Supreme Industries. The millings operation is going to happen sometime between May and July. Once that material is in, that's over with.

The 35,000 yds for Parcel B is the cap on the landfill and that's something we anticipate doing over a 2 year period. That volume decreases very quickly.

The same thing with Parcel C, if we were anticipating that over a 2 year period, especially, if we get this started now and that's why we're here as that will give us a head start so we're not jamming the roads with a lot of trucks.

Mr. Kalkowski added that was his concern. Thank you.

Those speaking in favor of the application:

No response.

Those speaking against the application:

No response.

Hearing no further comment, the Chair closed the public hearing.

6. BUSINESS MEETING

A. Supreme Forest Products and Materials, Inc., Earth Excavation, filling and Grading Application for storage of wood chips, brush, gravel, topsoil and other earthen material, as follows: Parcel A - imported/exported/stored 65,000 +/- c.y., 49 DePaolo Drive)Property of B & R Corp); Parcel B - imported/exported/stored 55,000 +/-, DePaolo Drive (former landfill, property of Town of Southington); Parcel C- imported/exported/stored 50,000 +/- c.y., 2064 West Street (property of Theodore & Linda Guerrette) (EE #143)

Mr. Lavallee advised staff is still reviewing the project. There are a couple of items that were noted from a checklist. We need to look at it more and work with the applicant.

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

B. Supreme Forest Products and Materials, Inc., site plan modification depicting volume reduction plant and modified stockpile locations, 49 DePaolo Drive (SPR #1621.3)

Attorney Tracy asked for a table because this is contingent upon the first application and the same with the next one.

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

C. Supreme Forest Products and Materials, Inc., site plan to facilitate expansion of existing operations on adjacent parcel including mulch and woodchip storage, aggregate storage, roadway milling storage and volume reduction activities, DePaolo Drive (former landfill) SPR #1641.

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

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

Sev Bovino, Planner with Kratzert, Jones represented the applicant. The property was presented to you at the last meeting. It is located at 1096 West Street at the southwest quadrant of the intersection with Corporate Drive. The proposal is for a Dunkin Donuts restaurant.

The last time it was tabled because of the traffic report which was to be submitted to the town for review. Scott Hesketh prepared the report and did submit it to staff and I hope you received a copy. He is here tonight to answer any questions or present the report.

Scott Hesketh, traffic engineer, reviewed his report which is on file in the town planner's office.

Discussion of the installation at a traffic light.

Mr. Conroy noted for the record the queue length seems to be fine based on the information provided.

Mr. Bovino mentioned for the record that they received staff comments and the applicant responded in writing and addressed all of the concerns. We did submit 7 sets of plans and we feel it is ready tonight for action.

Mr. Lavallee confirmed the item is ready for action.

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

E. Chris Fields, site plan application to add retail component to existing use, 75 Aircraft Road (SPR #1640).

Chris Fields advised he is applying for a site plan modification for retail for my existing business. Since we were opened last year,

we are doing well, growing about 70 to 80 percent a month. And, we're hoping to improve from there.

Right now we are looking for a retail spot that would be less than 20 percent of space of the entire building. That would improve our business as far as being able to provide merchandise or equipment for our clients. Primarily, right now it is going to be t-shirts or any type of equipment that we would sell like that with our company's brand. If a police department that came in training with us wanted us to procure for them, i.e.: holsters, et cetera, we would be able to do that by being zoned for retail.

Mr. Lavallee said the item is ready for action.

Mr. Champagne made a motion to approve which Mr. Macchio seconded. Motion passed 6 to 1 on a roll call vote with Mr. Sinclair opposed.

F. Dennis Repoli, request for 1 year extension of special permit use approval, Riverstone Square, Queen Street (SPU #492.1.)

Item is ready for action. Mr. Kalkowski made a motion to approve. Mr. Macchio seconded.

Mr. Conroy asked if it were their first extension. Mr. Lavallee advised it is their second one-year extension.

Motion passed 7 to 0 on a roll call vote.

G. Joseph Albrycht, request for 90 day extension to file mylar, Albrycht Meadows subdivision, 40 Old Mill road (S#1294)

Item is ready for action. Mr. Conroy asked if this were their first request and Mr. Lavallee responded it was.

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

H. AA Denorfia building and Development, request for release of \$31,500 EE bond, 45 Carter Lane EE #133.

Item is ready for action. Mr. Sinclair so moved the motion which Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

7. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

A. Zoning Text Amendment, Section 4-00 (new 4-05 - West Street Business Zone) ZA#571, May 7th

8. ADMINISTRATIVE REPORTS

- East Coast Greenway

He was approached by a gentleman out of Providence for a program he's sponsoring which is a trail spanning 3000 miles between Canada and Key West. All major cities of the eastern seaboard and 25% of the route is currently on a traffic free pass. This gentleman is just looking for an endorsement from the town. He's working with the chief of police for some signage, 5" x 15" signage that says you are part of the East Coast Greenway as it travels through town. They'd like to put some on Queen Street and that's why the police department is involved. He'd like to put some on the linear trail, as well. I think it was appropriate to get that backing from us.

Attorney Sciota advised the administration has no objection.

The Chair said he was okay with it. You can send him back they have our blessing.

- West Street Subcommittee

Mr. Chaplinsky is out of town and we shouldn't be talking about this as it is scheduled for public hearing at our next meeting.

9. RECEIPT OF NEW APPLICATIONS

1. The home occupation at 48 Elizabeth Drive.

2. Wonx Road Partnership which is a 9 lot subdivision on Wonx Spring Road coming before us.

10. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:10 o'clock, p.m.)