

PLANNING & ZONING COMMISSION  
 Public Hearing and Regular Meeting  
 November 19, 2013

The Planning & Zoning Commission held a regular meeting on Tuesday, November 19, 2013. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky	Jennifer Clock **
Stephen Kalkowski	James Macchio
Susan Locks	Michael DelSanto, Chair

Alternates: Anthony Cervoni\*  
 Ryan Rogers

Ex-officio members present were as follows, viz?

David Lavallee, Acting Town Planner  
 Keith Hayden, Town Engineer  
 Mark J. Sciota, Deputy Town Manager/Town Attorney

(\* Appointed as alternate this evening.)  
 (\*\* Appointed as regular meeting this evening.)

Absent: Kevin Conroy, regular member

Mr. Rogers was seated for Mr. Conroy for this evening's meeting. A quorum was determined.

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

APPOINTMENT OF ALTERNATES

Ms. Locks nominated Anthony Cervoni for the position of alternate. Mr. Rogers seconded. Motion passed 6 to 0 on a roll call vote.

Mr. Cervoni was administered the oath by Attorney Sciota.

(Sworn, sworn)

(Applause)

## APPOINTMENT OF REGULAR MEMBER

Nomination to fill the slot vacated by Paul Champagne who moved on to the town council. It is a two year term.

Mr. Chaplinsky made a motion to add that item to the agenda. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

Mr. Chaplinsky nominated Jennifer Clock to fill that seat. Mr. Kalkowski seconded. Motion passed 6 to 0 on a roll call vote.

Ms. Clock was administered the oath by Attorney Sciota.

(Sworn, sworn)

(Applause)

## APPROVAL OF MINUTES

Regular Meeting of November 6, 2013.

Mr. Kalkowski so moved the motion for approval. Mr. Macchio seconded. Motion carried unanimously on a voice vote.

The Chair noted four students in the audience who are here tonight for Mr. Hart's civic class. He had them approach the podium and give their name: Hunter Forrest, Rachel Verski, KJ Allen and (inaudible) D'Agostino.

## BUSINESS MEETING:

A. Lovely Development, Inc., Special Permit Use application for Open Space Subdivision, 300 Welch Road (SPU #529)

Mr. Lavallee advised the applicant reached out to some of the neighboring property owners and it came to light he could use an alternate access --- the one used for the earth excavation for West Pines. That keeps a majority of the construction traffic off of West Pines Drive which was a concern of the neighbors. They will follow the route similar to the earth excavation at least for the first two phases.

With that, it is ready for action.

The new alternate route was discussed.

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

Mr. Chaplinsky commented this is a really good application and he is in favor of it. In this case, we have an area that I think the town has been looking at for a number of years --- I've heard through the rumors about the golf courses in town --- we have a developer who has an opportunity to develop the same number of lots on either the full parcel or half the parcel and I'm excited we have someone willing to provide some open space to the town for the people to enjoy. I think this is a win all around. It is a good plan. The town and residents will enjoy this for many years to come.

The Chair added he was delighted the applicant reached out to some of the neighbors and was able to secure an alternate route as that was a concern at the last meeting.

With the applicant's track record on building in town, I have every confidence he will continue to do the job he has always done. I'm looking forward to seeing the job come to fruition.

Motion passed 7 to 0 on a roll call vote.

B. William and Jerry Blocher, 20 lot subdivision application, Steeplechase Dive (Map 56, Parcel 42) S #1298.

Stephen Giudice, Harry Cole & Son, represented the applicant. He requested a table as they are in the process of going through the inland wetland commission and working on revised plans.

I also need a 65-day extension.

Mr. Kalkowski made a motion to approve a 65 day extension. Ms. Locks seconded. Motion passed unanimously on a voice vote.

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

C. Resource Business Management, site plan application for the redevelopment of existing distribution warehouse into a bowling alley, property of Donald A. Millard, Trustee, 240 Spring Street SPR #1653.

Stephen Giudice, Harry Cole & Son, representing the applicant. This is a proposed renovation of an existing building at 240 Spring

Street. We are proposing to convert this into a restaurant/bowling alley/ bocce courts/ arcade.

We are proposing to reconstruct the parking area. Landscape plans are included in our set.

We received town staff comments and we revised the plans according to their comments. I believe the staff is happy with the revisions we made.

One thing we have to discuss is our request for a sidewalk waiver. We are proposing you request waiving sidewalks along Spring Street and Graham Place. We did prepare another map for you to have an idea of where they are located.

Explained there are no sidewalks from Bertucci's on the southerly side and on the northerly side there are sidewalks just up to the BJ's facility.

Per regulation, we can request a waiver if there is 75% developed property and if there is topographic or environmental concerns with the development. The property from Queen Street up to the property is more than 75% developed. But the biggest issue really is the topography of the wetland conditions along Spring Street in this area. Could we develop the sidewalk on our property? Yes, we could. They are not going to go anywhere as we have wetlands on both sides. We have the Quinnipiac River and topographic conditions that would prevent the sidewalks from being extended. We don't think the sidewalks would serve a purpose.

Other than that, the plans are in order and ready for action.

Discussion of the topographic and wetland restraints.

Mr. Chaplinsky made a motion to approve the request for the sidewalk waiver. Ms. Clock seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Kalkowski further discussed the installation of the sidewalk. The topographic and wetland restraints were discussed further.

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

D. Bread for Life, site plan application for proposed building for food services associated with parking utility connections and storm water management infrastructure, property of Sarjac Partners, LLC, 296 Main Street SPR #1648.

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

E. AA Denorfia Building and Development, 9 lot subdivision application, 230 & 250 West Center Street, property of Dominic and Livia Nuzzolilo and Karen M. Angelo and Anita L. Pesce S #1299.

Stephen Giudice advised this is for property located at 230 and 250 West Center Street. This is a proposed 9-lot subdivision. It is 3.29 acre parcel in an R-12 zone. Nine building lots on a 375' long cul de sac. Served by public water, sewer and gas. It will use the Walker Crossing detention basin and we are making modification to address the stormwater management.

We did receive comments from planning and engineering staff and we are in the process of revising the plans based on those comments. I think we'll have this ready for the next meeting.

I request a table.

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

F. AA Denorfia Building and Development, release of \$15,200 E & S bond, 45 Carter Lane/ 595 Main Street EE #133/SPR #1614.

Mr. Lavallee advised this item is ready for action. Mr. Kalkowski so moved the motion and Mr. Macchio seconded. Motion passed unanimously on a voice vote.

G. Loveley Development, Inc., release of \$24,000 E & S bond, Pacer Lane, Trotter's Crossing Subdivision S #1279.

Mr. Lavallee advised this item is ready for action. Mr. Kalkowski so moved the motion. Mr. Rogers seconded. Motion passed unanimously on a voice vote.

H. Acceptance of the extension of Pacer Lane, which connects both cul de sacs, a total distance of 700 feet (.13 mi) subject to the acceptance of a maintenance bond in the amount of \$25,000, Trotters Crossing Subdivision S #1279.

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

I. Waller Laurelwood, LLC, release of \$5,000 E & S bond for Phase I, Laurelwood Estates S #1221.2.

Mr. Lavallee advised this item is ready for action. Mr. Kalkowski made a motion to approve. Mr. Rogers seconded. Motion passed unanimously on a voice vote.

J. Waller Laurelwood, LLC, release of \$19,000 E & S bond for Phase II, Laurelwood Estates S #1221.2.

Mr. Lavallee advised this item is ready for action. Mr. Rogers made a motion to approve. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

K. Waller Laurelwood, LLC, reduction of \$11,000 E & S bond to a new amount of \$2,000 for Phase 3, Laurelwood Estates S #1221.2.

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

#### ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

A. Chris and Valerie T Asker, special permit use application for parent/grandparent apartment, 14 Curtis Farms Court, property owned by Southington Farms, LLC SPU #530. December 3<sup>rd</sup>.

To be scheduled.

#### ADMINISTRATIVE REPORTS

None this evening.

RECEIPT OF NEW APPLICATIONS

Parent/grandparent apartment and a new subdivision application.

COMMISSIONER COMMENTS

Mr. Kalkowski recommended the continuous improvement subcommittee be started up again to finish up some business. The Chair agreed.

The Chair noted the West Street situation and Paul is going to hit the ground running.

We have other things in store. Newly appointed to the commission will be put on subcommittees.

The Chair advised Mr. Secondo from the chamber of commerce contacted him and asked him to get going on the sign regs.

EXECUTIVE SESSION - discuss pending litigation

Mr. Chaplinsky made a motion to go into executive session barring the press and public but including the acting town planner, town engineer and town attorney which was seconded by Mr. Rogers. Motion passed unanimously on a voice vote.

(Whereupon, the meeting adjourned to executive session at 7:27 o'clock, p.m.)

**EXECUTIVE SESSION**

The Planning & Zoning Commission entered executive session immediately following their meeting with the following in attendance in order to discuss pending litigation.

The following Councilpersons were present, viz:

Paul Chaplinsky	Jennifer Clock
Stephen Kalkowski	James Macchio
Susan Locks	Michael DelSanto, Chair

Alternates:        Ryan Rogers  
                         Anthony Cervoni

Ex-officio members present were as follows, viz:

David Lavallee, Acting Town Planner  
Keith Hayden, Town Engineer  
Mark J. Sciota, Deputy Town Manager/Town Attorney

No motions were made or votes taken during executive session.

Mr. Kalkowski made a motion to adjourn from executive session. Mr. Chaplinsky seconded. Motion passed unanimously.

(Executive session was adjourned at 7:45 o'clock, p.m.)

**REGULAR SESSION**

Mr. Kalkowski made a motion to adjourn the meeting which was seconded by Mr. Macchio. Motion passed unanimously.

(Meeting was adjourned at 7:46 o'clock, p.m.)

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Mark J. Sciota  
Acting Secretary