

PLANNING & ZONING COMMISSION
Public Hearing and Regular Meeting
May 20, 2014

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, May 20, 2014. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky
James Macchio
Kevin Conroy
Steve Kalkowski
Susan Locks
Michael DelSanto, Chair

Alternates: Ryan Rogers
Anthony Cervoni
James Morelli, Jr.

Ex-officio members present were as follows, viz:

Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer
Mark Sciota, Deputy Town Manager/ Town Attorney

Absent: Jennifer Clock, Regular Member
Joe Coviello, Alternate Member

The Chair seated Alternate James Morelli, Jr., for Jennifer Clock 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, Chair, presiding:

4. APPROVAL OF MINUTES

A. Regular meeting of May 6, 2014

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

5. PUBLIC HEARINGS

Mr. Phillips read the legal notice into the record.

A. Turning Earth Central Connecticut, LLC, Special Permit Application for the construction of multiple buildings on one lot to facilitate the development and operation of a source separated organics recycling facility, known as a volume reduction plan, using anaerobic digestion and aerobic composting to produce compost, renewable energy and heat for use in greenhouses that will grow premium-quality vegetables, 111 Spring Street SPU #537.

Jeffrey Fitzgerald, professional engineer with BL Companies, 355 Research Parkway in Meriden, CT. I am here tonight representing Turning Earth which is a copy that is bringing in an exciting new project to Southington. It is an organics composting facility. It is the latest and most high tech European technology that was brought to America and converted to use in America by some of the professionals here on the Turning Earth team.

The property is 111 Spring Street. A parcel of land that is 37.5 acres large that was subdivided off a piece that was developed a few years back for BJs. Oriented using the map the parcel.

I'd like to introduce the team with me tonight. From Turning Earth, the founder of the company, Amy McCrae Kessler is here. Also with Turning Earth is Blake (inaudible) and Frank (inaudible). TetraTech are the civil engineers and process engineers Joe Freeman. And, from Tech Environmental we've got Mike Lanan.

We are asking for a special permit for use in accordance with Section 5.01 of your regulations. We feel that our application is in conformity with this regulation. In addition, it is in conformance with the requirements for the industrial zone, I-1, that it's in.

I'll turn over the presentation now to Amy McCrae Kessler from Turning Earth to talk about the company.

Ms. Kessler said this is a sustainable business that will bring local jobs, renewable energy, compost and we're looking forward to becoming a great, great partner with the Town of Southington. I'm delighted to be here and talk with you and answer questions.

She explained Turning Earth and the proposed project. Turning Earth is an integrated organics recycling company. We take organic waste and recycle it to make renewable energy, compost, and then we use heat from our energy generation process to heat co-located greenhouses. The process is a closed loop, full recycling process that take organic waste which is really a resource gone astray. And, the state has recognized that and is passing laws that mandate the diversion of organic waste from generators of a certain size and we recognize this is a good thing to do before the state passed this law. We were very interested in doing it and the state recognized it is very important from a sustainability perspective to divert organics that will increase recycling rates by a significant amount - 30% or more.

We then create renewable energy by making biogas through our anaerobic digestion process. Through an in vessel composting process we create compost. And, again, heat from our energy generation process goes into our greenhouses. We'll be growing food sustainably year round and locally will show up in the grocery stores here in town.

The project is a \$20 million project. We will be bringing in a lot of revenue to the town. The products we make are all environmentally beneficial, sustainable products. We look forward to being a long time community member. We look forward to having community education programs. We're looking to presenting our vision for this project here tonight.

Mr. Fitzgerald gave a brief overview of the operation, how it's going to work here in town. This is the site. Access to the site will be off the BJs entrance on Spring Street. Explained the route.

This is the arrangement of the facility. This is the receiving area at the southern end. That's where trucks bring in organic waste in closed trucks and it is delivered inside this receiving building which is a building with doors. The trucks drive into the building and the doors close and the organic waste is delivered and dumped inside the building.

Inside the receiving building, the waste is immediately mixed with carbon sources. One-third organic waste, one-third grass clippings, one-third carbon in the form of woodchips. So it's mixed in the receiving area under negative pressure. Any odor from the dumping process is contained within the building and recycled.

Once it is mixed, it is placed in modules which are located on either side of this main street, which is covered. There are two modules. And, in those modules the material is placed one third organic and two thirds carbon source and mixed together and placed in the modules and closed up. It's a five week process. It goes through anaerobic digestion where the process takes place. The water is percolated on it and recycled through. Gas is collected off of that. Liquid and methane gas is collected in a closed system. It is stored in these tanks.

From those tanks, it's piped to the combined heat power engines on this side where it is processed into sustainable energy and sold back to the grid.

After five weeks of that process, you now have gone through an anaerobic process and then an aerobic process. Basically, for the aerobic to take place, they shut off the liquid and start pulling air through it. That is in a filtered form.

After five weeks of that you have a compost product which is removed from these modules. Taken outside and placed in maturation bays. These are bays where the compost is further dried; air is pulled through it, in a negative pressure system and run through biofilters. The compost is basically dried and allowed to mature.

After that point on, after about one to two months in the maturation bays it is ready for its final screening and sale back to local landscapers and people who use that as a soil supplement. You are creating humus, you are creating soil.

He explained the two greenhouses shown. The idea is we want to be able to use the extra heat that these combined heat and power generators create -- - they create electricity and a heat source --- us that to heat a large greenhouse which can be used to grow the vegetables talked about.

There are three potential sources in the operation where you could generate odors. The first is in the reception area. Again, that is controlled by doing all the receiving work and the mixing work inside, door closed, negative pressure environment where the air is sucked in and run through a biofilter.

The second place where there is a place for potential odor is in the modules where the anaerobic and aerobic digestion takes place. That is in a completely enclosed module. When the material is removed from the module, it is in a covered area.

The third potential place for an odor source is in the maturation bays. Again, that is a drying process. Air is being slowly pulled through the coarse compost and drying this product out as it matures. All the air is pulled through is also run through a biofilter and is scrubbed clean to remove odors.

Passed around samples of compost which is representative of the product that would be going into the maturation bays (sample 1) and then the finished compost after two months in the maturation bays (sample 2). It would be suitable for sale. It smells like earth.

It is important to note that the product Turning Earth intends to produce is even coarser than the finished compost sample. It should be dust free. Another nuisance people were concerned about was dust. The screened product will be a coarser product, not dusty. The screening doesn't need to take place if the day is extremely windy. Screening is a slow enough process that we can wait until the climate is right to do the screening. We don't want to generate dust. That's loss of product. We want it dust free.

He further talked about the site as it relates to traffic. This is an excellent site for a project like this in a lot of ways. From a traffic safety standpoint it is appropriate because it is easily accessible from state highways (Route 10 and I-84). They already receive a significant amount of truck traffic in this area. We will be using the BJs driveway which comes in off of Spring, circles to the west of the BJs fueling facility and then comes in the back.

The trip generation and the amount of trucks this facility will see is extremely low. A very low impact industrial use. Not more than 20 trucks a

day. Fifteen trucks delivering organic product to the site, four trucks taking it away on a daily basis. In addition the amount of vehicle traffic from employees is minor. The anticipated number of trips is approximately 70 to 75 trips per day will be the result of this use. The peak hour will be not more than ten trips.

For a site that occupies a 37 acre I-1 parcel, this is an extremely low traffic use. An excellent use of the site.

I also want to talk about the way this facility has been laid out. It is really with concern to the neighbors to the north and the whole town. There is a 175 foot buffer on the north side between the greenhouse, a low impact use with no noise, and the property line. In the I-1 zone, a permitted use is only required to provide a 35 foot landscaped buffer. There is a fairly good stock of woods for the buffer and there are a couple of places where there is an opportunity for providing additional landscaping.

The facility has been laid so that the receiving area where most of the trucking activity comes in is on the south end. It is 700 feet further south from the north end.

The reactor tanks were pointed out and discussed. They are within a vessel. Closed piped systems. Great source of sustainable energy.

The proposed greenhouse on the north side. A Phase III greenhouse for the future was pointed out.

There are wetlands on the site. There is no potential for further expansion to the site.

I'm glad to answer any questions.

Mr. Cervoni asked for further clarification on the 70 to 75 trips per day such as when they would be coming in and out.

Discussion.

Mr. Rogers asked the number of employees anticipated. Ms.Kessler said for full time employees, between five and seven. And, then with the greenhouses, depending on how they're sized, anywhere between four to five per half acre of greenhouse.

Mr. Chaplinsky asked the difference in the odor for the wet material and that would be outdoors in the drying phase.

Frank Franciose (sp) discussed when the material comes out it has probably about 40% moisture and that's the wettest it gets. There is further drying in the maturation bays.

Discussion.

Mr. Chaplinsky asked them to bring a sample of the wetter material as it comes out. I'm curious from a pre-dry and dried standpoint if there is a significant difference.

Discussion of the samples present tonight.

Discussion about the waste streams. Mr. Franciose referred to them as feed stocks. Raw materials for a process where we manufacture compost/humus. The materials are going to be primarily from grocery stores. Pre consumer food waste would be the highest level of what we're taking in. No manures. No biosalts.

Discussion.

Discussion of the delivery times for BJs and this site being compatible. Mr. Chaplinsky asked Mr. Phillips to confirm BJs is taking deliveries from 6:00 am to 9:00 am for the next meeting.

Mr. Kalkowski asked for a description of the truck that will bring the waste into the site and further discuss where this will be gotten from besides grocery stores.

Steve Dias, Vice President of Covanta Energy Strategic Services Group said we are a feed stock provider to the Turning Earth project. As to the feed stock, we are focused on the community of Southington as a major generator of feed stock. We've worked very closely with the town manager and his team in looking at the fourteen schools to take the food waste from the schools to the site. Restaurants and other venues here in the community, as well. We're here to support the local folks as it relates to a sustainable way to dispose of organic waste.

The truck is a packer truck, fully contained. Self relates as it relates to the top, sides. State law requires the trucks to be sealed. It is part of our practice and policies at Covanta to require the trucks be sealed, proper insurance. We follow state laws, rules & regulations. We enforce them with our haulers.

How the waste is stored at the location before it is picked up was described as being a typical roll off dumpster. Just food waste.

Mr. Chaplinsky asked for the filtration media being used to be described.

Mike Lanan from Tech Environmental, an air quality, odor control, noise and dust, nuisance type firm, explained. In this instance when you say filter what we are talking about is biological processes. We'll use natural organic degradation to make a biogas. When the air is added, it will create basically an aerobic mixture so the compost can be stabilized. In the modules, it is totally self-contained. When it is going to tanks for gas storage, it is completely enclosed. No potential for leakage. Once the module is converted from being an anaerobic gas producing to aerobic, that

material is then drawn off and sent to biofilters. Biofilters is a great application for this particular source of odor. Explained.

We will have information for you before the next meeting on the odor standards.

Mr. Hayden discussed the difference between this application and a previous application in town. Carbon filters versus biofilters.

Ms. Kessler explained the difference between this project and the other facility approved. That facility is using a low solids anaerobic digestion technology. There needs to be in a pumpable form, liquid. It needs to be homogenous and pumped into the digesters.

Our process recycles organics in a way that takes as much value of the waste stream and get it back into the environment. This is a high solids anaerobic digestion technology. Our waste comes in stockable form. It gets tipped on to the floor in the enclosed receiving area. We'll then mix with yard trimmings and carbon to make an end product called compost.

The difference between our technology and their's is what they do with their approach is they're making digestate. It's food waste gone through anaerobic digestion, those microbes make smelly stuff after the gas is taken away, so you need to figure out your end product.

We don't produce digestate. We produce compost. Instead having the smelly end product, we turn on air about three weeks into the anaerobic digestion process and start an intensive in vessel composting process for about two weeks. It is not smelly. Once we take the waste out of the processing modules, we're taking out compost.

The approach is different. It manages odor in an excellent way and you can be a good neighbor. And you have none of the odor issues that the low solids technologies do.

Mr. Lanan explained the differences in odor and loading.

Mr. Conroy asked several detailed questions about the process.
Discussion.

(Those speaking in favor of the application)

Lou Perillo, Economic Development Coordinator. Our office is in support of this application. Multiple buildings on one site and this use. 27 acres having this use and a \$20 million investment, it's a great use for this site for several reasons.

Compared to Industrial Drive's development use.

Traffic is pretty much negligible in comparison to BJ's distribution and warehouse facility. The access location, right off of 84, great and centrally located. We think it is an appropriate site.

I've had the opportunity to show sites and this one of the sites available in town that offers the greatest buffering to residential. Looking at the 35 feet which the regulations allow, when you look at what could be built, this is 175 feet to the greenhouse. There is a tree buffer. It won't be seen. Most of the activity is at the south end of the property further away from the residential area.

No matter where these types of sites go, we'll have residents come out and that is part of the process. You're vetting it for what it is.

In our opinion it is one of the highest and best uses. The impact on this site is five or six acres. It works.

Green is very popular now. This is truly green. Turning food source into energy with a byproduct of compost. These plants are going to go somewhere and we have the opportunity to bring it here and it is our hope that you support the application.

A significant portion of the site is going to remain undeveloped. There are some sensitive areas and the application is sensitive to that. It is one of the highest and best uses for the property. It's least intrusive, buffers are there, it is far away from the residential. One other aspect, when you are talking green, Southington has businesses that have food waste. The transportation from those businesses to here is shorter, use less fueling getting to here.

Our office and the administration is supportive and we hope you are, too.

Arthur Cyr, 103 Berlin Avenue. This has got to be one of the best proposals we've heard in a long time. When we profess open for business, we should be welcoming Turning Earth with open arms. They have the answers to a lot of our questions. I was surprised to see the site is designed where the noise is away from all residential off of Aircraft Road. It seems to be a home run for the Town of Southington.

Keith Jensen, Vice President of Jensen's Inc. We own a community just north of this facility. It's a great concept and I'm glad you are vetting this. I think you have a letter from us. (On file in the town planner's office for review.)

We're worried about noise. Odor is a worry. Rodents and pests are a concern. I want to be sure they have a plan of action for this.

The applicant has been good at coming to us and our residents and I applaud them for that. They want to be long time neighbors and I hope that's true. They speak well for themselves and I think they'll do a good job.

We are nervous if this gets sold.

Those are our concerns. Thank you.

Don Jacobsen, 235 Spring Street. I own the property directly on the south side of this lot, closest to the actual facility. Having done some research and they've provided me information on their process, I feel very confident they would make a great neighbor and I'm looking forward to having them right next door. I have no problem with them being there.

(Those speaking against the application)

Cynthia Lombardo, 511 Spring Street. I think this is a valid application. I'm for it. But this is my concern: we get beaten up horribly by the traffic coming/going from the storage and moving facility. I'm really concerned about the traffic. I believe the people in favor have minimized what the traffic will do the community on Spring Street.

Discussion.

How are the Covanta trucks going to get down to the site? This is close to the highway. They'll be cutting down West Queen Street or Spring Street. How does that protect us?

More has to be looked into as far as the traffic.

Sales in spring and fall of the produce will bring in other traffic.

It needs to be considered more thoroughly.

Marian Michalski, 616 Spring Street. I'm not against the application but the traffic on Spring Street since we've gotten BJs has increased tremendously. The trucks that supply their commodities.

They said most of the trucks would be coming in from the highway on to Queen Street. Is that mandated? (The Chair responded: No.)

Is the bottom of Spring Street going to be widened to accommodate the traffic? (That widening is not tied to this application explained the Chair.)

Discussion.

She spoke about the diesel fumes on Spring Street from the trucks.

Discussion.

How much more in the way of trucks can we handle as residents?

The Western Little League is there. If I had young children playing there, I'd be nervous with the fumes in the air.

A lot of traffic for one street. Anything you can come up with in the way of mitigating this impact on us would be definitely something to think about.

Bruce Say, co-owner of 411 Spring Street. In fairness, I don't think I am speaking against it per say, but I think it's very important you continue to vet the whole process they're proposing. It has some interesting promises, but at this point I don't feel comfortable with the answers I've heard today. The odor issues, the traffic issues, noise issues, air issues all need to be continually vetted to be sure Southington stays a really nice place to live.

Table it until you really feel comfortable.

(Rebuttal)

Frank Franciose explained part of the operation plan we submit to the DEEP is the cleanliness of the facility and how we maintain it. Explained that if you take away the food you don't attract the vectors. We will employ a pest control company that'll be out there and put preventive measures around the perimeters to make sure if we do have a problem it's caught and localized right on site.

Jeff Fitzgerald addressed the traffic comments. A traffic overview was submitted with a trip generation for this project. It is really a low impact development from a traffic standpoint.

Discussion.

We looked at the level of service at the intersection of the BJs driveway with Spring Street. Currently operates at and will maintain a level of Service B. No adverse impact.

Discussion.

BJs currently has a major traffic generator certificate from the state and we'll be going to the state and obtaining a determination of no significant impact as required.

Spring Street and Queen Street get a lot of traffic. Our impact will be negligible from the point of observation and the numbers to people using the site.

Mr. Conroy brought up 40,000 cy of post processed material per year --- what's the volume of feed stock required to produce that amount? Ms. Kessler explained the process mix. The mass balance was discussed. We have roughly

150,000 cy of material coming in and 40,000 cy going out.

Discussion.

Ms. Kessler said she would provide the analysis that went into coming up with the number of trucks. We have an exact calculation we can provide you with. Mr. Conroy said that would be great.

Ms. Kessler wanted into the record that there was a packet handed out to you that includes the laws that Connecticut passed to mandate the diversion of organics. It also includes more about the relationship that Turning Earth has Covanta - our cooperation to serve the community to help recycle organics. It also includes letter of support from Connecticut DEEP and Senator Blumenthal and the Town of Southington. We also have biographies of the people who spoke tonight for your review. We have a list of the state and federal permits required for the facility as well as the operator certifications. Just some information about whose waste will be coming to our facility and Lake Compounce is the first generator in the area to sign up to bring their waste to us. We're excited about that. Looking forward to having more folks come on line.

The other thing is I wanted to say thank you for the opportunity to come and talk about our vision and process and answer questions about the technology. We know our approach is entirely different and we think it's an elegant to help communities become more sustainable to increase energy independence by creating renewable energy on a local basis. We're looking perhaps selling the Town of Southington our renewable energy at beneficial rates to the town. We're looking forward to generating food on a local basis in the local markets and using the waste heat from our process to do that.

We're looking forward to being a really great member of this community. The community here is amazing and we want to be a really great partner in growing that community and adding jobs, environmental awareness, adding to the sustainability of the community.

We've been talking with folks. Jensen's has been wonderfully welcoming to us. I would ask if you have a question, please don't hesitate to reach out and ask. I'm happy to talk to you about it and answer questions. You can find our information on our website. I look forward to being here every week for a really long time to come.

We would like to leave the application open. Thank you.

Mr. Phillips added the supplemental materials would be Exhibit B.

B. Mark H. Sekorski, application, special permit use application for more than 3 garage spaces (32' x 36' barn), property of Brian W. Whitford, 118 Mountain Pond Road SPU #538.

Brian Whitford, homeowner, explained Mark Sekorski could not make it tonight as he had a family emergency. He asked for a continuance of the public hearing for the builder to be present.

(Those speaking in favor of the application)

(No response)

(Those speaking against the application)

Steve Sninsky, 132 Mountain Pond Road. He is concerned about the size of the structure being proposed. It's 1152 sf. That's the equivalent of the first floor of Brian's house and probably a lot of other houses on the street.

He was concerned about the height of the building. The depiction shows it being 27.9 feet. That's equal to a 2.5 story home.

It would be like placing another home the same size as his house on the same lot. It doesn't fit in with the character of the neighborhood. It's just too big.

They use the term barn instead of garage. Currently he has a two car garage. Barn gives more flexibility. A garage only allows a 1.5 story building.

The zone allows 14 x 26 feet for a garage parking space. Two spaces would be 28 x 26. The overall space that this structure is going to take up, we are concerned about the use of that extra space. The second story could be put in and used for many purposes: a loft, an office.

If you've seen a picture of the so-called barn, I've never seen a barn with a 36 foot long covered porch. It almost looks like a house.

On his property there is a large deck and a patio, already. It just doesn't fit in this neighborhood.

A quiet, very nice neighborhood. A lot of people have storage facilities in the correct sizes. This is really over the top. I feel it would have an adverse affect on property values on my house. I live next door. A lot of my neighbors have serious concerns about the size of the structure that he wants to build and the future use of the structure.

Frank Giarratano, 206 Mountain Pond Road. It is a maturing residential neighborhood. Each home is similar in size with two or three car garages which makes for a relatively uniform neighborhood. Each home is personalized and bordered by trees with trees lining the road, et cetera.

He brought up the D & J Corporation protective covenants that encompass the neighborhood. Explained that the first point says no lot shall be used except for residential purposes and no building of any type shall be erected or maintained thereon except for a private dwelling with private garage for not more than three cars designed for occupancy by a single family nor shall any house be erected or maintained on said premise be occupied by more than one family.

We bought the house with these covenants which are in effect until 2022. This is what we bought into. The neighborhood would remain the same.

Another point in the covenant is that all plans and specifications of the dwelling, house or garage or any other buildings needs to be submitted and approved by D & J Corp or the assignors.

Discussion.

A large barn, 32 x 36 going in the middle of a development. It's in the middle of the neighborhood and visible by many neighbors. A really large structure. Who knows what could happen to it in a few years? It is two stories and we don't know what is going to be housed there.

Discussion.

My concern is this could become a working garage or a service area for work vans or something like that. This is a residential use property.

Keep in mind property values in the neighborhood could be further brought down if we allow things to go into the neighborhood without proper planning.

Traffic is a concern. Cars speeding through. Who knows what additional traffic will be brought into the neighborhood experiencing something like this.

There is on the plan a possibility of a future septic area. I'm not sure where this is going.

Listen to us and understand our concerns.

Scott Dorman, 8 Mountain Pond Road. I share a lot of the previously expressed concerns about the size of the structure, the fact it is totally out of character with the neighborhood and I'm concerned about what is going to happen if this was built and how is it going to be maintained over the years and a further use of it. It just doesn't fit in the character of this neighborhood.

Sanjeev Agrawal, 38 Mountain Pond Road. My biggest concern is conflicting information and lack of knowing how this building will be used.

Is it a barn? A garage? What is the purpose of it. I wish we had the presentation. I'm concerned with the future use.

Lisa Marshall at 77 Mountain Pond Road. I've had similar feelings as Frank did. I signed the covenant and read the covenant and realized what the property would be maintained t. It specifically says a building erected would only have three car garages and if you're adding three to two we now have five cars.

The building is very large. It looks like it has two floors. It's concerning.

Are there going to be work vans going in/out of there turning the neighborhood into a work environment instead of residential.

We have concerns about somebody living there? You are not allowed to do that in the covenant.

What if they sell their house and you now have two houses on one lot? Is the next person going to misuse the garage/barn or whatever it may be.

Beverly Kucharski, 167 Mountain Pond Road. I did send in a letter. It states all the things my neighbors have said.

I want to share that if this structure is put in, it's going to attract additional strangers into the neighborhood if it becomes a business which will endanger the small children in the neighborhood. A lot of theft with steel, aluminum and copper and if that is housed outside this building then the whole neighborhood is vulnerable to burglary, et cetera, posing a hazard to all of us.

It will definitely lower the property values and I don't want that to happen.

(Letter on file in the town planner's office for review.)

Jonathan Lee, 102 Mountain Pond Road. It's difficult to bring up the negative. I was looking forward to the presentation. I presume you'll have it in two weeks. I ask we can get ahead of Turning Earth next time instead of behind them. A little less of a wait.

The concern we have is the structure is out of character with the neighborhood. We don't know what the use is. Brian has his own business. The concern without knowing his plans --- his business is HVAC or geothermal.

The concern is it large and not in keeping with the neighborhood. I don't know if the covenants will hold weight or not with you. That's your job, to look at each application and make sure the rights of the general neighborhood are (inaudible). I can submit a copy of the covenants.

Thank you.

Kevin Weir, 23 Mountain Pond Road. I don't have anything to add. I am opposed to it. This property is right in the middle of the horseshoe of Mountain Pond Road and my fear is my property value will go down. That's why I'm opposed to this.

T. J. Calbrese, 117 Mountain Pond Road. Directly across the street. My wife tells me about a lot of the truck traffic and different things that goes on with his business during the day. I think it will get worse with this structure.

Maybe Turning Earth can offer an acre or two for his barn.

(Chuckles)

Then we can all go home.

Thank you.

(Applause)

(Rebuttal)

Brian Whitford addressed some comments. I'll do whatever to meet the codes, whatever. My house and my neighbor next door, we have the biggest lots in the neighborhood. It's almost two acres.

Its going to be a nice garage/barn. It's not going to have a business or anything running out of that. I want to be very clear on that. We have five kids, my fiancé and myself, so the bikes you can't keep in the garage because the garage is so small.

We are willing to take the existing garage - I talked to the planner -- - and we can get rid of that and this will be the barn with the three garage doors. There is not going to be five. I'm willing to do what it takes to make everybody happy.

The Chair left the public hearing open, continuing it to the next meeting.

C. Richard Tomczak, Special Permit Application for more than three garage spaces, 53 AuTRAN Avenue SPU #534.

Richard Tomczak, 53 AuTRAN Avenue. I want to build a 24 x 28 garage. Just for storage. I have a 1934 Ford that I bought and I need extra space of that as long as my wife's car and my car, also. That's about it.

My yard is very neat. Spotless.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

Mr. Phillips added they did the calculation and it meets the space size. I would recommend the standard stipulation that has to do with non-business use.

The Chair closed the public hearing on this item.

D. Jim and Rosemarie Lord, Special Permit Application for parent/grandparent apartment, 267 East Street SPU #535.

Stephen Giudice, Harry Cole & Son, here with Jim Lord who is the applicant. We're proposing an addition to his home for an in-law apartment. It is approximately 880 sf on the first floor and 880 sf on the basement. We did prepare a plan which meets the requirements of the in-law apartment regulation. It has all the pertinent information on it. We submitted architectural plans that comply with the regulation, as well.

It is a first floor and basement addition, noted Mr. Conroy.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

Mr. Phillips noted it meets the regulations. The notes are on the plan.

The Chair closed the public hearing on this item.

E. Strollo Brothers & Sons., Inc., Special Permit Application for outside storage, 1520 Meriden-Waterbury Turnpike SPU #536.

Matthew Boucher, registered professional engineer with Milone & McBroom, 99 Realty Drive in Cheshire representing the applicant.

This is the property at 1520 Meriden Waterbury Turnpike, Route 322. The property is approximately 2.5 acres in size. This property is abutted by vacant land to the west, multifamily property to the east and the RiverCrest Condominiums to the rear. Formerly, this property was used as residential. There used to be three residential structures on the site which have since been taken down. Utility connections removed. Much of the developable portion of this property is already cleared.

Topography on site generally slopes gently from north to south. Elevations were discussed noting 10' of grade change along the property.

The two wetland features are tributaries of the Ten Mile River. They flow from north to south. And, from west to east.

The proposed development consists of two buildings. One building is 4800 sf in size and an additional building just 4000 sf in size. The proposed use for Boss Snowplows retail sales/storage.

Sean Strollo is here tonight to answer any questions about the proposed use.

Parking was discussed.

Project served by public sewer/water.

A sidewalk waiver request has been submitted given the fact that along the frontage you have a 36" culvert which discharges to the tributary. Were you to construct a sidewalk, there would be no contiguous connection point on either side and you would need fill to extend the culvert and fill some of the wetlands located adjacent to the edge of the pavement on Rte 322.

Storm water management for the property was discussed.

Sediment and erosion control features are incorporated into the site to protect the wetlands down gradient.

A portion of the property is located in the Well 2 Aquifer. Notification has been sent to the health district and the Southington water department.

A wetlands application is currently pending in front of the Southington Wetlands Agency.

(Those speaking in favor of this application)

Sean Stollo, owner of Stollo Brothers & Sons, Inc. Selling snow plows has been very lucrative and Boss Snow plow has made a name for themselves in Connecticut. (Passed around brochures)

We are trying to do a retail store. The first one in the country for Boss snow plows. (Showed pictures)

The snow plows come in, we store them inside. All plows are lined up and it's neat. We've been doing this since 1999. The last five years it has been over 70% of my gross sales.

My problem is my frontage where I'm located. Being on Route 322 is an ideal location for a retail location. In designing where we put the buildings, when you come inside the entrance, the retail will be in the front. In this building will be the storage of the plows and other equipment. My concern was I was worried about RiverCrest with headlights, et cetera. I wanted to keep the bottom building lower so when cars came in there'd never be any lights shining toward the project. And, keep the building far enough from the line. Its 130 feet from the nearest RiverCrest unit.

I think you'll see 322 in the next 10 years explode. Being in this location is an ideal place for this situation. We could supply many with snow plows and service.

As far as service, I am not going to have any mechanical repairs done at this facility. I want to keep it very clean. We'll do that in Cheshire. Only 4.5 miles door to door. This is going to be retail sales, store maybe a truck there. No car towing or any of that. Basically it's the Boss snow plow.

The gravel storage area was discussed. There is going to be fencing there. Some of the snowplows are 16' wide. Massive and really hard to bring inside the building. Those are kept outside.

Discussion.

Tony D'Angelo, 46 Brookview, right behind this proposed building. I am President of The RiverCrest Homeowners Association. The questions that I had was is there going to be any screening or buffering between the building and RiverCrest. What's the rear of the building going to look like? What would be the hours of operation and also the height of the building.

Ralph Campochiaro, 1550 Meriden Waterbury Turnpike. This particular location is abutting to my property. This property has been an eyesore for a lot of years. It'd be nice to have something really nice go there.

I envision outside storage and fencing and maybe buildings with no windows. Does it fit in with what we do on the Meriden Waterbury Turnpike. I'm not against him doing something but I don't know enough about it. We'd love to see more about this before you all make a decision on it.

Thank you.

Arthur Cyr, 103 Berlin Avenue. I speak in favor of this. I believe in 10 years the Meriden Waterbury Road is going to explode. I believe also that with RiverCrest being very near it, this is probably one of the most benign uses for a property on Meriden Waterbury Road. It's not a fast food restaurant, not a lot of traffic. It seems to be the best use.

As to the sidewalk waiver, let's not spot zone no sidewalks. From this day forward we should make policy in this town, every parcel on Meriden Waterbury Road from the Wolcott line to the Meriden line gets sidewalks.

If you start doing it now, the next five attorneys will come up here and say you've already waived sidewalks.

Let's not waive sidewalks on the Meriden Waterbury Road because in 10 to 15 years you'll be able to walk from one end to the other.

Thank you.

Lou Perillo, Southington Economic Development. We are in support of this application, two buildings on once parcel. The parcel is large enough to accommodate it with ease. I've shown this property to others with uses more egregious to the neighboring property.

The topography slopes. Trees that are there should protect the neighborhood. You have drainage in the back as well that offers further buffering.

Anybody who pulls in, the building will shield the headlights.

Other uses usually have longer hours of operation, parking around the back, et cetera. We currently have three other types of facilities similar with the structures outside. The way this is positioned, the outside storage is shielded.

David Interland, 46 or 44 Brookview Place in RiverCrest. You're right it is kind of a benign use of the land and all of that is good and so forth.

I just can't see how far back it is coming and how far it is going to be away from us. I know there are wetlands in there and you're not supposed to be within 75' of the wetlands or something if that's correct.

A better picture of what it looks like and how far it is going to come back.

The Chair noted this application is before the IW Commission and they'll get into all of that. Those meetings are open to the public so you may want to check the calendar on the town website and attend the meeting to get the answer to most of those questions.

I'm not really for or against. I want more information.

(Those speaking against the application)

Joe Goffin, 47 Brookview Place which sort of abuts this property. I shouldn't say I'm against it. It is a benign use as far as what can possibly go there. I'm worried about the storage between the two buildings; will it extend above the fence in the area? Will we see stacks of plows? Do or three high? Big white plastic tarps around these that are up 15 to 20 feet off the ground.

Also, the dumpsters. A big noise issue in that area is Dynamics Security has their dumpsters emptied every Monday morning at 3:30 am. It's aggravating.

Which way will the dumpsters be cleared, to the front or from the back.

Thank you.

(Rebuttal)

Mr. Strollo stated that the only time there would be an emergency situation would be during a snow storm. We would be open. Normal 8:00 to 5:00 hours. Probably until noon on Saturdays. In the summertime it will be less. During a snow storm somebody might be there 24 hours to get parts and stuff.

As far as the dumpsters, I am not opposed to putting them wherever they want them. It doesn't matter.

As far as stacking the fence, we have 12 acres in Cheshire. This is a small operation for me. My biggest thing for here is that Boss Snow plows is coming in and they're going to design the sales area. The whole deal. It has got to look good. No stacks of stuff all over the place.

My biggest thing about the snow plows is I try to keep everything inside. When you're spending that kind of money, you don't want to be wiping

snow off the plow to show it. I make the experience for the guy buying the plow neat. I can't deal with chaos.

I'm proud of this facility. We've been in business for 65 years.

The overall height of the buildings is 22' but the back height of the back building will be basically a flat building and then the fence line. The natural buffer of the property will help us. It will be 19' on the back side. It's pitched.

I have no problem saying I won't stack anything above the fence.

The Chair closed this public hearing at this time.

BUSINESS MEETING

A. Proposed zoning district boundary change from R-12 to B, 33 Buckland Street ZC #545.

Mr. Phillips explained he provided a report. The public hearing is closed. There was one question and one clarification that I worked on.

The first question was that we could investigate how many children may be walking within the general area of the proposed zone change. We did contact the department of education and their information indicated that about 39 students are not bussed. They may be walking. But there is the opportunity for parents driving them in. Likely every day it is a little bit different.

The other comment was the petition was submitted for the commission's review at the last public hearing. If you have a minimum of 20% of the land area within 500' of the proposed zone change --- land area and not owners - in opposition to the zone change it would force the commission into a super majority vote. We took the petition and calculated it is about 30% of the land area within 500' of the subject zone change. It does necessitate a super majority vote which is 5 of the 7 sitting members.

This item is ready for action.

Mr. Chaplinsky stated he had a chance to go out and take a look at the site. I heard some residents' concerns. I see the existing building and the proposed merger of the property that was discussed on the record. The application before us tonight is really to discuss whether the zone change from the existing zone to a business zone is appropriate.

I'll make a motion to approve the request for the zone change to Business. It seems consistent with the existing business area. It seems to be a logical extension. Mr. Macchio seconded.

Mr. Conroy stated South Main Street is business. Buckland Street is residential. While I can see a few different configurations under which I might support the zone change, if this parcel would be committed to access and front facing South Main Street, I could support it. As it stands now this is a single parcel on a residential street without further information, I can't support the change at this time. If approved, this would still allow access to Buckland Street for business purposes which I don't agree with. It could be combined with the adjacent parcel but it could not. I just can't support this at this time taking into account all the ramifications of a business zone.

If it was combined with access to the combined parcel put out to South Main Street and the Buckland side became the rear yard with screening and fencing and no access to Buckland Street, I think I could support that.

As it stands right now, I think I will be voting no.

Motion passed 5 to 2 with Mr. Conroy and Ms. Locks opposed.

B. Turning Earth Central Connecticut, LLC, Special Permit Application for the construction of multiple buildings on one lot to facilitate the development and operation of a source separated organics recycling facility, known as a volume reduction plan, using anaerobic digestion and aerobic composting to produce compost, renewable energy and heat for use in greenhouses that will grow premium-quality vegetables, 111 Spring Street SPU #537.

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

C. Mark H. Sekorski, application, special permit use application for more than 3 garage spaces (32' x 36' barn), property of Brian W. Whitford, 118 Mountain Pond Road SPU #538.

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

D. Richard Tomczak, special Permit Application for more than three garage spaces, 53 Autran Avenue SPU #534.

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

Mr. Phillips noted his comments in his Memorandum dated May 19th, 2014.

Mr. Kalkowski amended his motion to make reference to the town planner's stipulations in his memo. Mr. Macchio amended his second. Motion passed 7 to 0 on a roll call vote.

E. Jim and Rosemarie Lord, Special Permit Application for parent/grandparent apartment, 267 East Street SPU #535.

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

F. Strollo Brothers & Sons., Inc., Special Permit Application for outside storage, 1520 Meriden-Waterbury Turnpike SPU #536.

Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. The Town Attorney suggested the stipulation of no storage go above the fence.

Mr. Kalkowski amended his motion to add the town attorney's comments. Mr. Chaplinsky seconded.

Clarification: the fence height is a minimum of 8 feet noted Mr. Phillips.

Motion passed 7 to 0 on a roll call vote.

G. Strollo Brothers & Sons, Inc., site plan application for proposed 8,800 sf building with associated parking to be used for Boss Snowplow sales and storage, and request for sidewalk waiver, 1520 Meriden Waterbury Turnpike SPR #1670.

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

H. High Ridge Industries, LLC, flood plain application seeking to fill 1400 (+/-) cubic yards of floodplain for the expansion of a parking lot, 125 West Queen Street FF #43.

I. High Ridge Industries, LLC, site plan modification for parking lot expansion, 125 West Queen Street (SPR #1510.1)

The presentation for H & I was done together. Steve Giudice, represented the applicant. As you may recall this applicant came before this commission four or five years ago to construct a 13,500 sf building on West Queen Street. This company has weathered the economic storm and has been

growing. Their desire is to add a second shift to their operation and increase the amount of employees on both shifts. Parking became an issue. They approached my office to find more parking for their site.

We went before the IW Commission. We did have a large amount of wetlands disturbance for this proposal at the back and a wetlands creation along the easterly property line. We have a floodplain filling of 1,025 cy. And, a compensation area of 1140 yds.

Discussion.

Our existing site has 39 parking spaces. We're proposing to increase that to a total of 66 spaces. We are proposing a small retaining wall to minimize our wetland disturbance. The storm water system was discussed.

We did receive wetland approval on April 3rd. I believe this is ready for action. We did make some revisions per staff review and we did submit revised plans.

Mr. Phillips said the conservation commission has approved this application. Planning comments have been addressed. The applicant knows they have to submit to USACE for administrative review. I had a couple of stipulations:

1. Dark Sky Complaint lighting fixtures if anywhere necessary.
2. All existing and proposed handicap spaces shall have the hatched loading area located to the right of the space as you approach it.

H. High Ridge Industries, LLC, flood plain application seeking to fill 1400 (+/-) cubic yards of floodplain for the expansion of a parking lot, 125 West Queen Street FF #43.

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

I. High Ridge Industries, LLC, site plan modification for parking lot expansion, 125 West Queen Street (SPR #1510.1)

Mr. Chaplinsky made a motion to approve with the town planner's stipulations previously mentioned. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

J. Flood plain filling application - Burrirt St/Anne Rd replacement of bridge (FF #241)

Sev Bovino, Planner with Kratzert Jones, represented the applicant, Dave Florian. The property is located on the south side of Burritt Street. This is across from Anne Road. The property is zoned R-20/25. It is 9.75 acres. Most of the acreage is on the south side of this brook that runs east/west parallel to Burritt Street.

There used to be a bridge in this area (indicating) which fell into disrepair. Mr. Florian replaced the bridge with a new one capable of supporting H-10 loading (oil truck). The construction of this new bridge required 28 cy of material to be deposited on each end of the approach to the bridge which necessitated the floodplain and wetlands application.

We propose to compensate for this fill by removing an existing berm on the north side of the brook (indicating) and the total quantity of yardage will be 42 cy versus 28. That'll provide additional storage.

The floodplain elevation is 143. The bottom of the bridge elevation is 144.3 which gives a clearance of 1.3 feet above the 100 year flood. No obstacle to the flow of water.

All the notes are on the plan, i.e.: E & S controls and meeting with the town for restoring the property. There was disturbance and trees were cut. We're going to restore that area and the staff will be involved in the restoration along with a soil scientist.

We received wetlands and floodplain approval. He passed around copies of the assessor's map indicating where we are on the site. Also, a section of the bridge not on the plan, I'll give you a copy.

Mr. Chaplinsky made a motion to approve. Ms. Locks seconded. Motion passed 6 to 1 with Mr. Kalkowski opposed.

K. Discussion- Downtown and Plantsville Parking Studies

Continued to the second meeting in June.

L. King 33, LLC, requesting one year extension of Special Permit Approval, 75 Aircraft Road SPU #524

Ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

M. Galaxy Development, request for release of \$19,200 public improvement bond, 365 Queen Street (SPR #1605.1)

Ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

N. Galaxy Development, request for release of \$7,200 erosion and sedimentation bond, 365 Queen Street SPR #1605.1.

Ready for action. Mr. Kalkowski made a motion to approve. Ms. Locks seconded. Motion passed unanimously on a voice vote.

O. **AA Denorfia Building and Development, LLC, request for 90-day extension to file mylar, 336 & 348 Savage Street S #1304

Ready for action. Mr. Kalkowski made a motion to approve. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

7. PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Phillips advised we interviewed two of the three submittals last Tuesday and the five members of the subcommittee were asked to check references on 19 different references. They're reporting back on those. Hopefully, we'll have a decision. It's a tough one.

8. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

None.

9. ADMINISTRATIVE REPORTS

None.

10. RECEIPT OF NEW APPLICATIONS

None.

Mr. Rogers stated for the record he will not be at the next meeting. I'm getting married.

(Applause, applause)

The Chair stated he had the pleasure of attending the Capital Region Council of Governments meeting last Thursday night. It was interesting. There were many towns. Interesting stuff. An interesting video with regards to the new Fast Track Bus that is going to go through greater Hartford. Good stuff. We did a whole topic on the Regional Plan of Conservation and they're in the closing stages now for that. They're not meeting again until September.

ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 9:50 o'clock, p.m.)