

PLANNING & ZONING COMMISSION
Regular Meeting
June 17, 2014

The Planning & Zoning Commission held a regular meeting on Tuesday, June 17, 2014. Acting Chairman Steve Kalkowski, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Jennifer Clock	James Macchio
Susan Locks	Steve Kalkowski, Acting Chair

Alternates: Joe Coviello
Anthony Cervoni
Ryan Rogers (arrived where noted)

Chairman Michael DelSanto arrived where noted.

Ex-officio members present were as follows, viz?

Robert Phillips, Director of Planning & Community Development
James Grappone, Assistant Town Engineer
Mark Sciota, Deputy Town Manager/ Town Attorney

Absent: Paul Chaplinsky, Regular Member
Kevin Conroy, Regular Member
James Morelli, Jr., Alternate Member

The Acting Chair seated Mr. Coviello for Chairman DelSanto, Mr. Cervoni for Mr. Chaplinsky. A quorum was determined.

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

STEVE KALKOWSKI, Acting Chair, presiding:

Approval of Minutes

A. Regular Meeting of June 3, 2014

Ms. Clock made a motion to approve. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

BUSINESS MEETING

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

Matthew Boucher, professional engineer with Milone & MacBroom represented the applicant nothing Sean Strollo was also present to answer any questions.

Since the last meeting we have submitted revised plans to address staff comments and those plans are in front of you tonight. I believe all staff comments have been addressed.

One part is still outstanding and that is the sidewalk waiver request. Our sidewalk waiver request is in accordance with Section 4 of the regulations, Item C, specifically, which pertains to environmental constraints. You'll see there is a wetland corridor which runs from north to south along the eastern boundary of the property and construction of a sidewalk along this frontage, while not contiguous with any adjacent sidewalk, would also require filling of the aforementioned wetlands (indicating). Currently the culvert which flows underneath Rte 322 in this area discharges outside of the shoulder. It's a 36" RCP culvert and you can see the wetland delineation more or less starts in that location.

In accordance with the regulations, quoting Section 4-6.3.C which pertains to environmental constraints.

(Mr. Mr. Rogers entered the meeting at 7:03 pm.)

This plan has received approval from the wetlands commission.

I'll be happy to address your questions.

Mr. Macchio said he was not thrilled about the sidewalk waiver requested. Wetlands gave you the approval?

Mr. Boucher said wetlands has approved this project.

Mr. Macchio asked if they said it was okay to not have the sidewalk.

Mr. Boucher said it is not within their jurisdiction to render an opinion on the sidewalk waiver request, so no, wetlands has not given that approval or blessing.

Mr. Macchio asked if doing the sidewalk would be a hardship? Mr. Boucher responded it is an environmental constraint. You would have to fill --- the topography drops off and you would have to place fill in the wetlands in order to construct the sidewalk and extend the existing culvert to a new discharge point.

Mr. Macchio asked if that was discussed with wetlands. Mr. Boucher said it was not discussed.

Mr. Macchio said they were trying to get sidewalks installed as projects come in. Those coming before us before asking for the waiver, we've denied them. I'm thinking along those same lines. As a new business coming in, we'd like to have the sidewalks. It's there for a reason.

Mr. Boucher stated again this application specifically does have environmental constraints along the frontage which would make that sidewalk construction difficult and also trigger the direct impact to the wetlands.

Discussion.

Ms. Locks clarified this was never brought up to the wetlands commission? Mr. Boucher said the fact was brought up we have a sidewalk waiver request pending. They looked at the impacts associated with the plan in terms of the upland review area impact and things of that sort but we did not propose any direct impacts to the wetland corridor along the frontage of the property.

Ms. Locks said it sounds like you didn't want to do it from the beginning. Mr. Boucher said that was not the case. We felt Section 4-6.3.C specifically addressed our request and this was a prime example of why a request could be granted.

Attorney Sciota said procedurally the sidewalks are put on the plan, run it through IW and then come to the PZC and ask for waiver at that point. Usually the sidewalks are put on the plan and they ask for waiver. Because they were never on the plan in the first place, it was never brought up with the wetlands commission. Regulations require sidewalks. So procedurally, they go on the site plan first and then you ask for the waiver and it can be removed. Now the PZC is in the position that they are going to have to stipulate sidewalks if they want sidewalks.

Discussion.

Ms. Clock asked about the disturbance to a drainage structure if you put sidewalks in. Mr. Boucher explained there is a 36" RCP cross culvert underneath 322 which discharged here (indicating). Given that discharge point would need to be extended further into the site near the ROW line for 322 you would have to take the culvert and actually extend it in order to be able to fill over the top and then construct the sidewalks on top. It is possible to do this. It would just trigger the filling of the wetlands along the ROW.

The Acting Chair asked Mr. Grappone to describe how much of an impact it would be to implement sidewalks on this location. Mr. Grappone said there is a guiderail that's there and the proposed sidewalk would have to be behind the guiderail. In order to that, the embankment would have to be extended and that would bring it to the

disturbance of wetlands. There would be an impact and I'm not sure of the extent of square footage. But I don't think it would be that much of an impact. It is doable.

Mr. Macchio made a motion to deny the sidewalk waiver. I think our town attorney put it best. It wasn't on the plan where it is required to be on the plan. I don't like that. And, I am also not in favor of granting a waiver just because it is additional work.

Ms. Locks seconded for the same reasons.

Motion to deny passes 6 to 0 on a roll call vote.

The Chair seated Mr. Rogers for Mr. Conroy.

Mr. Phillips noted in addition to the sidewalk stipulation two others would be that the building and site lighting would be kept to a minimum and be dark sky compliant and also that any attached/detached signs be submitted under separate permit.

Ms. Locks made a motion to approve but the three stipulations. Mr. Cervoni seconded.

Motion passed 5 to 1 to 1 with Mr. Macchio opposed and Mr. Rogers abstaining on a roll call vote.

B. Walmart, application for the temporary storage of two trailers in back of building from June 4, 2014 to August 1, 2014, 235 Queen Street SPR #1210.12.

Withdrawn.

C. Atlas Stamping and Manufacturing, site plan application for proposed 12,800 square foot facility for manufacturing, 143 & 157 Industrial Drive SPR #1671.

Frank Borowski with PDS Engineering & Construction. Licensed profession engineer/surveyor.

The site plan before you addressed all the town's comments with the revised plans. It is a basic industrial building and it is located on Industrial Drive.

The topography of the lot is such that basically most of the building is underground to some extent. Explained the elevations.

We've addressed all the storm water concerns. Explained.

The building itself is just a block and metal type of structure.

The building fits the site well.

We meet all the criteria in the zone and we're not looking for a variance or a waiver.

There are no hazardous materials on site.

Mr. Phillips advised this is ready for action. All comments are satisfied.

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

D. Turning Earth Central Connecticut, LLC, site plan application for the construction and operation of a source separated organics recycling facility using anaerobic digestion/aerobic composting to produce compost, renewable energy and heat for use in greenhouses to produce premium quality vegetables SPR #1672.

Jeff Fitzgerald with BL Companies represented the application. Amy MacCrae Kessler, founder of Turning Earth along with Joe Freeman from TetraTech, the process engineer and civil engineer on the project.

You're familiar with the project. He briefly reviewed the site layout noting the different areas.

Landscaping was discussed.

No retail sales proposed; all wholesale composting leaves the site.

The biggest difference between what is presented here and the last set of plans is really the size and the number of the biofilters which provide odor control. Explained this plan shows the maximum deemed necessary in the worst case scenario. We are just demonstrating that we have the ability to provide not only a large number of biofilters but space for some carbon scrubbing if deemed necessary. The Town Engineer reviewed this today.

Site storm water treatment was discussed. DEEP permits are required, as well.

The utilities plan was discussed. There is water and sewer available from BJ's.

A truck wash is provided in the western end of the receiving area. The water will be captured in a floor drain, run through an oil/water separator connected to the sanitary sewer. All permitted

under the DEEP general permit for vehicles maintenance and car wash water.

A couple of aerials showing the site layout were shown and discussed.

All staff comments have been addressed. I'll be glad to answer any questions.

Mr. Phillips advised this application is ready for action. A recommended stipulation is that the application be compliant with the water department approval. There are four or five minor issues that engineering will work out with the applicant and they don't need to be stipulated. Most of the other important things were on the SPU.

Health Department's request for pest management was discussed as not needing to be a stipulation.

Ms. Locks made a motion to approve with the one stipulation about being complaint with the water department. I think it's a great plan and I wish you well.

Mr. Macchio seconded. Same thing. Good plan. I wish you well. Hopefully a good addition to the town.

Motion passed 7 to 0 on a roll call vote.

E. 824 referral for the sale of 49 Beecher Street or the amount of \$220,000 (MR #489)

The Town Attorney advised that to sell property that Southington owns, it needs a public hearing. The public hearing is being held at the Town Council meeting on June 23rd. But this 8-24 means there is no planning objections to this being taken off the rolls of town property and turning it into private property.

Mr. Coviello made a motion to approve a return of a favorable 8-24. Mr. Macchio seconded.

Motion passed 7 to 0 on a roll call vote.

(Mr. DelSanto entered the meeting at 7:30 o'clock, p.m.)

The Acting Chair seated Chairman DelSanto for Mr. Rogers.

MICHAEL DELSANTO, Assuming the Chair:

6. PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Phillips updated the commission. He has been speaking with the consultant, Planametrics, and essentially getting us in order moving into July 1 so we can hit the ground running. Basically talking about the scope and I've provided him with all your comments I received starting back in January. We are now accumulating and collecting support materials. We'll be moving forward.

We'll probably end up having a meeting with the entire PZC hopefully before the end of summer. Maybe in August, a night that's not a meeting. I'll get back to you on the date.

A workshop session. Open to the public.

Ms. Clock had nothing further to add.

7. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

- Executive Two Hundred, LLC, special permit application for multiple buildings on one lot in an I-1 zone, property of Diversified Unlimited, LLC 200 Executive Boulevard SPU #539 - July 15.

The Chair said this could be scheduled.

8. ADMINISTRATIVE REPORTS

Mr. Phillips noted a copy of draft temporary A-frame sign regulations language in front of everybody this evening. This is based upon what you have currently in the regulations that sunset at some point in time during the last six months. They're technically not even valid.

We need to get something in there that's permanent. The sign subcommittee came up with this language.

If you have input or suggested changes, let us know.

The Chair asked it be emailed to all the commissioners so at the next meeting we can talk about it.

Mr. Phillips will start processing the application to make modifications. We have to get it to the RPAs.

The Chair brought up internally illuminated signs. We on the committee thought it would be a good idea to have a moratorium on internally illuminated signs. That has to go through the same process. It's a regulation with a public hearing and a reasonable amount of time is agreed to.

Mr. Phillips is recommending six months.

He said he would like to place it early in the signage section so it doesn't get lost. Stating it will be on moratorium for six months until we come up with new regulations.

He'll start the process on that one, as well.

9. RECEIPT OF NEW APPLICATIONS

- Executive 200 LCC, special permit application, multiple buildings at 200 Executive Boulevard. One of the old Hartford buildings. Essentially, they're looking to fit that out with new offices. May partition one of the floors into smaller offices. They want to do a couple of pad type developments, too.

- GHIO Family Partnership site plan modification for commercial use of a drive thru and gas station. We've some interest with Cumberland Farms going in at the intersection up near ESPN. Across from Westwoods.

Discussion.

10. ADJOURNMENT

Mr.Kalkowski made a motion to adjourn which was seconded by Mr.Macchio.

Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:38 o'clock, p.m.)