

**PLANNING & ZONING COMMISSION
Public Hearing & Regular Meeting
September 16, 2014**

The Planning & Zoning Commission held a public hearing & regular Meeting on Tuesday, September 16, 2014. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Jennifer Clock	James Macchio
Susan Locks	Paul Chaplinsky
Kevin Conroy	Michael DelSanto, Chair

Alternates: Joe Coviello
Anthony D'Angelo *

*Appointed and sworn in this evening.

Ex-Officio members present were as follows:

Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer

Absent: Steve Kalkowski, Commissioner
Anthony Cervoni, Alternate
James Morelli, Jr., Alternate
Mark J. Sciota, Deputy Town Mgr/Town Attorney

The Chair seated Mr. Coviello for Mr. Kalkowski this evening. A quorum was determined.

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

4. Approval of Minutes - Regular Meeting of September 2, 2014

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

5. APPOINTMENT - Anthony D'Angelo as Alternate member

Mr. Conroy made a motion to appoint Anthony D'Angelo as an alternate commissioner. Ms. Locks seconded. Motion passed unanimously on a voice vote.

Mr. D'Angelo was sworn by the Town Attorney via cell phone.

(Sworn, sworn)

Congratulations!

(Applause)

6. PUBLIC HEARING

Mr. Phillips read the legal notice into the record.

A. Anthony M. and Deborah Pizzitola, Jr., Special Permit Application for a 54' x 40' garage which will bring the total number of garage spaces to more than three, 72 Village Gate Drive (SPU #541).

Antony Pizzitola, Jr., 72 Village Gate Drive stated he wanted to build a garage away from my house to store yard equipment and collector tractors and antique cars. Right now they are in my garage and I can't park my vehicles in the garage. That's basically what the garage would be for.

At this point I have one John Deere large, large farm tractor, 1956 and I have a 1969 Corvette. They're both restored and I can't leave them outside. I have a small backhoe loader that I use in the yard a lot, some lawn mower equipment, fertilizers. A lot of yard equipment. I do all of my own yard work.

Ms. Clock questioned the second story. Mr. Pizzitola responded the second floor is all open and will just be for storage. Just an open floor upstairs. Access will be via a stairway inside the garage.

The Chair asked about the second story. The plans before us have a two story garage. He asked Mr. Phillips to expound on that. Mr. Phillips said the submittal looks like a full second story. Section 2-07, private garages regulations, state that a detached accessory building or a portion of the main building for the parking of automobiles belonging to the occupants of the premises in which no occupation or business for profit is carried on, a private garage shall not exceed a height of 1.5 stories and shall be constructed of

the same exterior building material as that of the principle structure.

There is a definition for 1.5 stories as well. It was written for what we would consider a half a story based on the topography of the ground floor. The building department calculates what they consider a full story and a half story and we use those calculations in applying these definitions.

Explained the application for 118 Mountain Pond Road which was similar.

What is presented here by this applicant is two stories. We won't be able to approve it without a variance of the definition.

Discussion.

Mr. Pizzitola said he would agree to the 1.5 stories. He understood.

Mr. Phillips recommended he consult with the building department so you can understand exactly how they do these calculations. Mr. Pizzitola agreed to do that.

Mr. Chaplinsky questioned the proposed location of the garage. Mr. Phillips said by regulation you are allowed to be 10' from any property line. He's showing 15'. It's fine.

(Those speaking in favor of the application)

Sev Bovino, Planner with Kratzert, Jones. I did the plot plan. It is an R-80 zone with a lot of acreage. It's pretty much secluded with all wooded areas around it. The water department owns a large acreage to the east of this property.

Arthur Cyr, 103 Berlin Avenue. I've been up in that area. There's a big water tank right behind this gentleman's property further up the hill. When you are concerned about an extra building a two acre lot, you should go to the GIS and see where this is.

Explained.

If there was anytime you could look a property, drive up his driveway and see where he is. All 1.5 to 2.5 acre lots in the woods.

That's a perfect place for. I appreciate people who have the need for storage of antique farm equipment and vehicles. There is no reason why it shouldn't be approved as long as you put the stipulation

that there's no bathroom facilities in the accessory building so it cannot be turned into living space.

(Those speaking against the application)

No response.

The Chair left the public hearing open, continuing it to the next meeting. I would like to see the plans, 1.5 stories versus 2 stories.

The Chair then closed the public hearing portion of the meeting.

7. BUSINESS MEETING

A. Anthony M. and Deborah Pizzitola, Jr., Special Permit Application for a 54' x 40' garage which will bring the total number of garage spaces to more than three, 72 Village Gate Drive (SPU #541).

Mr. Chaplinsky commented for the record, in all likelihood if this is approved, there are typical things like no living space, no business activity. Keep that in mind as the applicant goes back and finalizes his plans.

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

B. Bagnò, LLC, 6 lot subdivision application, West Pines Drive, Assessor's Map 155, Parcel 018 (S#1307)

Sev Bovino, Planner with Kratzert, Jones, represented the applicant. This property is located west of West Street about 500' on West Pines Drive. It is a six lot subdivision. We presented this at the last meeting but there could be no action until the wetlands commission acted. They did approve the application.

The plans were revised according to the comment list provided by staff and new plans were submitted.

Mr. Phillips advised this is ready for action.

Mr. Chaplinsky asked about the sidewalks. Mr. Bovino said they are on one side (west side) of the road, as required, all the way to West Pines Drive. It is on the plan and profile or grading sheet.

Discussion.

Mr. Macchio pointed out a note about the health department requiring Lot 2 to have additional testing. They won't approve that individual lot until the testing is complete to their satisfaction. Mr. Bovino pointed out that note is on the plans.

Mr. Macchio made a motion with the stipulation about the health department's additional testing on Lot 2. Ms. Locks seconded. Motion passed 7 to 0 on a roll call vote.

C. HQ Dumpsters and Recycling, LLC, site plan application for a 17,200 sq. ft. building with associated parking, 64 Triano Drive (SPR #1678)

The applicant is requesting a table. Mr. Chaplinsky made a motion to table. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

D. Car-Sue Realty, LLC, site plan application to construct a 3,000 square foot addition to existing building, 44 Robert Porter Road (SPR #1680)

The applicant is requesting a table. Mr. Chaplinsky made a motion to table. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

E. Walmart, site plan modification for 8 temporary storage container from 10/12/14 to 1/1/15, 235 Queen Street (SPR #1210.13)

Mr. Phillips advised this is ready for action. From what I understand, in the past you have approved temporary storage trailers for about this number with a bond of \$3,000 to be posted in lieu of removal at a certain date.

The bond amount is \$3,000. The removal date is January 1, 2015.

The applicant said the January 1st date is okay because after Christmas the trailers will be gone.

Mr. Chaplinsky made a motion to approve with the \$3,000 bond. Ms. Clock seconded. Motion passed 6 to 1 on a roll call vote with Chairman DelSanto opposed.

F. Pine Hollow Estates, release of \$100,000 Maintenance Bond S #1236.

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

G. Pine Hollow Estates, release of \$22,000 E & S bond (EE#137)

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

H. Pine Hollow Estates, release of \$38,000 E & S bond (S#1280)

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

I. Pine Hollow Estates, release of \$20,000 E & S bond (S#1280)

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

J. Lovley Development, release of \$82,000 subdivision bond, Estates at Glen Eagles (S#1287.10)

Ready for action. Mr. Macchio made a motion to approve. Mr. Coviello seconded.

Mr. Conroy asked if there were any issues with this. Mr. Phillips said he had no issues nor did Mr. Hayden.

Motion passed unanimously on a voice vote.

K. Lovley Development, acceptance of Glen Eagles Drive, from Flanders Road to its terminus, a total distance of (800 ft) .15 mil) subject to the acceptance of a maintenance bond in the amount of \$20,000 S #1287.1)

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

8. PLAN OF CONSERVATION AND DEVELOPMENT

Next Wednesday is the public meeting. Get the word out. Red and blue signs are up. Once the meeting is over, we'll take the signs down. There is a decent buzz around town.

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

None.

10. ADMINISTRATIVE REPORTS

One approval: MW DePaolo Holdings, Site Plan Modification for 864 sq.ft. temporary building at 29 DePaolo Drive. This is an administrative approval. We've had engineering, building and water say they have no concerns. Planning comments were addressed. We're just waiting on fire.

We have our cell phone tower information:

- 99 East Street - Public informational meeting on Thursday here at 7:00 pm. That's by the facility developer.

- 1011 West Center Street - by suggestion of the Planner they came up with an alternative location on town owned property ---about 900 feet to the southeast. I'm asking for photo simulations to compare to see if it is a better aesthetic placement.

Discussion.

- 168 Center Street - no update at this point.

- Mill Street Water property. There's a whip antenna existing there. T-Mobile wants to put in a new facility that is mounted to the top of the water tank. It doesn't look too significant.

Mr. Conroy asked if the last three could be consolidated in one location as they're fairly close together. They all get expanded at

some point. Mr. Phillips said it is fairly complex.
Discussion.

The Chair brought up Ryan Rogers, who resigned, was his alternate for the Capital Region Council of Governments, the Regional Planning Commission. I am looking for a volunteer to be my alternate. Mr. Conroy volunteered. The Chair is going to the meeting this Thursday. Depending on the agenda, they meet quarterly. The Chair will advise if he can't make the meeting. It is in downtown West Hartford.

Thank you, Kevin.

Mr. Phillips will contact the agency with Kevin's email address and mailing address.

Mr. Chaplinsky brought up the RV Regulation public hearing which is scheduled for the next meeting. October 7th.
Discussion.

Mr. Chaplinsky asked about the sign regulations. Mr. Phillips received the information today from the company that we talked to as far as technical detail and current technology with signage. He also included some model ordinances. I want to get that into the queue ASAP so we don't lose our deadline.

Mr. Chaplinsky asked for feedback from the commission on his idea: a survey posted on the website regarding the RV Regulation change proposed. After a lengthy discussion with opinions by several commissioners, Mr. Chaplinsky was given the go ahead to post the survey. He will work with staff on two or three questions.

11. RECEIPT OF NEW APPLICATIONS

1. DePaolo Holdings was one. We did an administrative approval on that.

2. Wal-Mart was one other and we took care of that.

3. Don A. & Nancy B. Florian, 3 lots, including the existing house, 156 School Street, S 1308.

12. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:03 o'clock, p.m.)