

PLANNING & ZONING COMMISSION
Regular Meeting
January 20, 2015

The Planning & Zoning Commission held a regular meeting on Tuesday, January 20, 2015. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Steve Kalkowski	James Macchio
Susan Locks	Michael DelSanto, Chair

Alternates: Anthony D'Angelo
Steve Leggett
Joe Coviello
James Morelli, Jr.

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, Commissioner
Kevin Conroy, Commissioner
Jennifer Clock, Commissioner
Keith Hayden, Town Engineer

The Chair seated Mr. Coviello for Mr. Chaplinsky, Mr. Leggett for Mr. Conroy and Mr. Morelli for Ms. Clock. A quorum was determined.

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

MICHAEL DELSANTO, Chair, presiding:

Approval of Minutes

A. Regular Meeting of January 6, 2015

Mr. Kalkowski so moved the motion for approval. Ms. Locks seconded. Motion passed unanimously on a voice vote.

Public Hearings

A. Philip Wilson, Special Permit Use application for Parent/Grandparent apartment, property of Kim Ciccarello, located at 252 Rolling Hill Lane (SPU #544). Applicant has requested withdrawal.

Withdrawn.

Business Meeting

A. Execwest, LLC site plan modification for the construction of a shopping plaza consisting of retail and restaurant uses, 99 Executive Boulevard South (SPR #1686).

Kenneth Knowles, Eaglebrook Engineering and Survey, Danvers, MA represented the application.

Last time we were here there were a few minor site plan changes that staff and the commission requested. We have revised the site plan to address those.

We did meet with staff last week and had a productive meeting to go over a couple of the outstanding issues.

Site plan changes to address requests:

- We did a sidewalk that extends from Executive Boulevard South around the rear entrance and a crosswalk that will connect to the south side of Building A. That'll enhance some of the pedestrian traffic coming from the office buildings across the street.

- We did revise the parking field to address comments about the location of landscaped islands and the number of spaces.

- We worked with the engineering department on the right turn exit lane. There were some concerns about the sight lines. We have looked at the sight lines right and left which are adequate for 30 mph. In addition to that, we turned the lane slightly and added a raised concrete apron to further discourage any left hand turn and kind of orient cars for a right turn only.

- I did speak with Mr. Grappone and we have a couple of minor comments relating to signage - no right and no left hand turn. We'll work with staff on that.

- We did set back the middle small tenant space that is set back 3 feet. It was previously right in line and the Assistant Town Planner asked us to look at that.

- To address the concern from Mr. Grappone, we did have a construction entrance at that corner and that's been eliminated. We have two construction entrances off the rear.

I'll answer any questioned related to that before Mr. Brown from PCA comes up.

Eric Brown, PCA Architecture, went over the revised elevations which will address your concerns. It has been revised to have a little bit more of a traditional feel. I will discuss the materials we are using on the building and to show you some photos to display the quality of what we're doing.

(Went slide by slide and explained the elevation features.) Please refer to the tape recording on line for the full presentation.

Traffic flow to Target and Lowes was discussed in response to a query by Mr. D'Angelo.

The Chair asked for Mr. Phillips to address the application. Mr. Phillips advised it is ready for action; however the Assistant Town Engineer has some comments which would be stipulations of approval if you decide to approve the application.

The provided renderings are an improvement over the originals. I'd like to get on the record again that the pad sites would be subject to future site plan modification when they come in for the tenants. Outside of that, all of my concerns were met.

Mr. Grappone added there were some modifications to the split driveway and the staff feels that the width of 15' is a little excessive. So we are recommending it be reduced to 12'.

And, with some additional signage and clarification of the signage on the plan, it is ready for action.

Attorney Sciota added the stipulation needs to say it be revised by the traffic authority, which is the Chief of Police. I'm not sure if the Chief had a chance to review the thing entirely. There was some signage Jim recommended which I am sure the Chief will look at.

Stipulations:

1. Reduce the width of the entrance and exits on the two way from 15' to 12. The applicant is fine with that.
2. Some additional signage which is really a not left turn sign and the placement of that. The applicant is fine with that.
3. Review by the traffic authority.

Mr. Kalkowski made a motion to approve with the stipulations from the Town Planner, Assistant Town Engineer and the Town Attorney. Ms. Locks seconded.

The Chair commented he was impressed with the materials they will be using in the buildings and he was really impressed with the mock up that was done instead of just slapping things on a piece of paper. Very interesting to me and very nice.

Motion passed 7 to 0 on a roll call vote.

B. David and James Gugliotti, request for extension of Earth Excavation approval, 117 Crescent Avenue and Glenwood Park Road (EE \$140.1)

Sev Bovino, Planner from Kratzert, Jones representing the applicant.

This is a 3.42 acre piece in an R-20/25 zone. Public sewer and water. This property had the earth excavation approved a couple of years ago. (February 5, 2013) For 32,000 cy. There is 22 cy left to be taken out. It's to prepare the site for the subdivision recently approved.

There were stipulations the last time in terms of hours of operation and direction of traffic and the applicant is willing to accept those stipulations.

Mr. Phillips advised this is ready for action.

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

C. Walmart, release of \$3,000 bond for temporary trailers, 235 Queen Street (SPR #1210.15)

Ready for action. Mr. Kalkowski so moved the motion for approval. Ms. Locks seconded. Motion passed unanimously on a voice vote.

D. Dunkin Donuts, release of \$3,630.00 E & S bond, 1116 West Street (SPR #1637)

Ready for action. Mr. Kalkowski so moved the motion for approval. Ms. Locks seconded. Motion passed unanimously on a voice vote.

E. Twinco Corp. release of \$108,000 E& S bond, Spring Street (BJ's) EE #127 and 127.1.

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

PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Phillips we met and wrapped up our review of Booklet 4 which is conservation strategy which also includes historic preservation.

The next meeting is going to be in March. February didn't work out. We'll be doing the development strategy booklet.

We are still on target for the end of this year.

Mr. D'Angelo noted in Booklet 4, the resources that available to Southington are very impressive: all the different types of open space, different types of landmarks around Southington. He is doing a real complete inventory of it as part of the booklet, too. Very impressive.

Mr. Phillips also advised that David Lavallee has put together an Open Space Plan.

Mr. D'Angelo further commented that the commission would have to have to be open and flexible to any regulation changes as we go along to meet the particular plan or any recommendations, too. The regulations could tie your hands and we hope that doesn't happen. We need to continue to be flexible as we have been in the past.

The Chair added we have a subcommittee to continually look at our regulations.

ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

None.

ADMINISTRATIVE REPORTS

Mr. Phillips brought up a plan he submitted this evening which shows the Cumberland Farms recently approved. This plan was approved by OSTA, formerly STC. You'll see the southerly access point has a right out only and a right in only. The change from your approved plan is they are allowing a right turn in from the southbound direction on

West Street. They want the ability to have people to be able to get in to the site travelling southbound. That's what they approved.

Just an announcement: The Connecticut Federation of Planning & Zoning Agencies has their annual meeting. It's \$43 per individual. They do a length of service awards for those serving 12-25 years.

And, also the Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions is March 21st. It's a Saturday all day. They only offer this every other year. I highly recommend anybody going to this even for a refresher or your first time. It's well worth the price. The town will pick up the cost. If it is the one thing you go to in a two year period, I would highly recommend this.

Saturday, March 21st, 8:30 to 4:30.

RECEIPT OF NEW APPLICATIONS

Just the one you reviewed tonight which is the earth excavation.

ADJOURNMENT

Mr. Macchio made a motion to adjourn which Ms. Locks seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:33 o'clock, p.m.)