

PLANNING & ZONING COMMISSION
Public Hearing & Regular Meeting
MAY 19, 2015

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, April 21, 2015. 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
Steve Kalkowski	Kevin Conroy
Paul Chaplinsky	Michael DelSanto, Chair

Alternates: Joe Coviello, James Morelli, Jr. & Steve Leggett

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: Susan Locks, Commissioner
Anthony D'Angelo, Alternate Commissioner

The Chair seated Mr. Leggett for Ms. Locks. 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 - Regular meeting of May 5, 2015

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

PUBLIC HEARINGS

Mr. Phillips read the legal notice into the record for the public hearings.

A. West Corp, LLC, Special Permit Use application to construct a multi-family age restricted community of 86 units, property of The Forgione Corp. and MMCSA, LLC, located at Eden Avenue and Main Street, Assessor Map 100, Parcels 16, 17, 18, 19 20 and 21 (SPU #548) hearing continued from May 5

Sev Bovino, Planner with Kratzert, Jones & Associates represented the application. This property is located in a CB zone and it is 3 acres of land surrounded by CB zoned property. Public water and public sewer. At the last meeting we were requested to provide an additional rendering with more detail in terms of what the applicant intends to do on the building. He just passed around a new rendering with small copies for the commissioners. It is on the screen for you. He will describe for you the type of materials he will use on this building.

Mark Lovely, President of Lovely Development and member of West Corp located at 710 Main Street, Plantsville, CT. What we are doing is the actual building. This is a "T" that bumps out on this side from front to back. Then we have our façade and all units have a bump out on it so they don't have a flat façade. We'll do a shake type of material in the upper peaks --- different type of siding.

These (indicating) will be a vertical siding. We'll go with a multi-color going with a softer tan in the back and these (indicating) will be in a pebble stone clay which is a little darker. It will tone down the building so it won't look like a large structure.

Across the whole bottom of the building and under the portico, I'll do a cultured stone mixture which is a ledge zone that gives a good look and will be better for the weather.

We are doing a hip roof at each end. That will tone the building also.

Up here, we have cupolas as I've done with my other buildings in town. These will light up the hallway on the second floor and there'll be a light shining up into them so there will be accent lighting to the building.

These are all exterior decks, smaller porches on the building which will break up the lines of the building size.

We'll do some shadow lighting to light up the building at night. Not a bright light. It'll shine up and down just to give it extra light like I did in Clocktower Square in Plantsville.

We're trying to make it fit in with the colonial style like I've done with the buildings on West Street and downtown Plantsville.

Mr. Bovino concluded that was the question at the meeting. Any questions, I'll answer them.

Mr. Conroy brought up the parking. The plan shows 90 parking spaces and the zoning requirement is 111. You said you had an agreement with the abutting business center for additional 44 spaces. Mr. Bovino said the two rows that run north/south along the driveway. And, there is municipal parking within walking distance of the property and there's plan to enhance the municipal parking.

Mr. Conroy asked if the agreement were in perpetuity or a monthly rental. Mr. Lovely said it is in perpetuity and will go into the deed when we close on the property. And, we are working with the town attorney to do municipal parking for that whole front section, also. That puts us over the ratio we needed for the project.

In researching these types of units, when you have 86 units, there's an average of one car per unit. We wanted to make sure we had the extra spaces for those with two cars or for visitors.

The donor parcel has sufficient excess parking per the regulations to donate the spaces.

(Those speaking in favor of the application)

Joe LaPorte, 719 East Street, Southington. Is this three story or four story building? Is this the picture of the building?

(Mr. Lovely explained showing the rendering.)

I'm all set.

(Those speaking against the application)

None.

The Chair closed this public hearing item.

B. Frank DiBenedetto, Special Permit Application to allow more than 3 garage spaces to construct a 20 x 40 butler barn/metal garage, 32 Rosemont Avenue (SPU #550)

Frank DiBenedetto, 32 Rosemont Avenue, Southington, CT. I have a large garage out front and I wish to put a garage way at the back of my property to house my tractor, trailer, et cetera.

The front garage is used for my automobiles and a couple of classic vehicles that I have. I've been fortunate enough to own a couple of boy's toys. I'd like to keep them out of the weather.

That's what I am asking for.

The Chair brought up the materials.

Mr. Phillips noted in the definition section, there is a definition for private garage and in that definition . . . a detached accessory building or a portion of the main building for the parking automobiles belonging to the occupants of the premises in which no occupation or business for profit is carried on. It shall not exceed a height of 1.5 story and shall be constructed with the same material or building material as that of the principle structure. That's the only caveat that really sticks out here. It seems like it's a metal panel sided building.

The applicant stated he has aluminum siding on the main house.

(Those speaking in favor of the application)

None.

(Those speaking against this application)

None.

The Chair asked the town attorney: if it is aluminum siding on his house and it's metal? Attorney Sciota said the intention of the board is pretty clear. If it is aluminum siding on the house it should be aluminum siding on the structure. It is to make sure the house and the outside structure looked the same. Just because it is aluminum siding doesn't mean you can put sheet metal on the side. That was never the intention.

The Chair closed the public hearing on this item.

C. Michael and Tina Riccio, Special Permit application for parent/grandparent apartment, 124 Andrews Street (SPU #551)

Mike Riccio, 100 Old State Road. I am the applicant along with my wife, Tina.

We are purchasing a home from my family and creating an in-law apartment for my wife's mother. It is on the northerly side of the house and was designed to have its own entrance but not a second front door. The house actually right now has what currently looks like two front doors. So the entrance would be to the northerly side. The unit is 720 or 740 sf.

(Those speaking in favor of the application)

None.

(Those speaking against the application)

None.

The Chair closed this public hearing item and the public hearing section of the meeting.

BUSINESS MEETING

A. West Corp, LLC, Special Permit Use application to construct a multi-family age restricted community of 86 units, property of The Forgione Corp. and MMCSA, LLC, located at Eden Avenue and Main Street, Assessor Map 100, Parcels 16, 17, 18, 19 20 and 21 (SPU #548).

Mr. Phillips had nothing additional to add. There are no additional departmental concerns on the application. The commission has to make a decision on the renderings.

Mr. Conroy said we should consider a stipulation that the building conform to the rendering provided and the parking meet the regulations through a physical basis or through an agreement as approved by the town engineer and the town attorney. That is a motion for approval he added.

Mr. Kalkowski seconded.

Attorney Sciota marked the rendering Exhibit A and signed his name to it and dated it today.

Motion passed 7 to 0 on a roll call vote.

B. Frank DiBenedetto, Special Permit Application to allow more than 3 garage spaces to construct a 20 x 40 butler barn/metal garage, 32 Rosemont Avenue (SPU #550)

This is ready for action pending the decision on the exterior material. I did want to note there was opposition from 732 Berry Patch Way which is in the record.

The size conforms to the regulation explained Mr. Phillips and explained the procedure to determine such.

It is a little over 2000 sf of garage space on the property and the applicant has stated in writing it is not for business use.

Mr. Chaplinsky made a motion to approve with the stipulation it not be used for business use and the siding has to match the house.

Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

C. Michael and Tina Riccio, Special Permit application for parent/grandparent apartment, 124 Andrews Street (SPU #551)

This is ready for action. No departmental concerns. There are the four standard stipulations which need to be placed on the plan.

1. Either the accessory apartment or the main unit shall be owner occupied.

2. Parent and grandparent apartments are non-transferable and terminate upon the sale of the property or the death of the parent or grandparent for whom the apartment was permitted.

3. The parent/grandparent apartment shall never be offered for rent.

4. The commission shall have the power to revoke any special permit granted under this section if it determines that any condition is not being complied with.

Mr. Kalkowski made a motion for approval with those four stipulations.

Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

D. Southington Water Department, site plan application for the construction of a storage tank, pump station, water mains and appurtenances that will serve a new pressure zone, 720 Pleasant Street, 271 Chesterwood Terrace and Smith Street (SPR #1691).

The applicant has requested an extension. They are still trying to come up with the revised plans in response to staff comments.

The extension normally is 65 days.

Mr. Chaplinsky made a motion to grant the 65 day extension. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

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

E. Greenskies Renewable Energy, LLC, site plan application for installation of a ground-mount photovoltaic array, property of Town of Southington, Hatton School, 50 Spring Lake Road (SPR #1696).

A table has been asked for since they are completing the landscaping plan. Mr. Chaplinsky made a motion to table. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

F. Greenskies Renewable Energy, LLC, site plan application for installation of a ground-mount photovoltaic array, property of Town of Southington, South End School, 10 & 25 Maxwell Noble Drive (SPR #1697).

A table has been asked for since they are completing the landscaping plan. Mr. Chaplinsky made a motion to table. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

Both Items E & F will be on the June 2nd meeting with a full presentation at that time.

G. Request for release of \$4,800 Public Improvement bond, 491 Darling Street (SPR #1415).

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

H. Request for release of \$37,000 Bond in Lieu of Site Plan Compliance, 491 Darling Street (SPR #1415).

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

I. Informal Discussion: Aircraft Road water tower proposal

The person will be available June 2nd.

7. PLAN OF CONSERVATION AND DEVELOPMENT

Ms. Clock noted no new update. We have our meeting this Thursday at 7:00 pm here in the side room.

8. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

A. AA Denorfia Building & Development, LLC, Special Permit Application to construct a four car garage on property located at 15 Hawks Nest Drive, owned by William J. Wells (SPU #552). June 2

B. Proposed Zoning Text Amendment, GID Zone District, new Section 4-6 and revised Section 7A (ZA #585) June 16

C. Proposed Zone Boundary Change, GID Zone District, Parcel IDs: Map 120, Parcel 001 Map 119, Parcel 152; Map 131, Parcels 001, 015, 003, 014, 043, 012, 011 and 013 (ZC #550). June 16

The Chair noted A will be on June 2nd and B and C will be on June 16th.

9. ADMINISTRATIVE REPORTS

Mr. Phillips advised there were no administrative approvals.

He wanted to discuss internally illuminated signs being what they call halo signs. Explained the signs. They actually mount the illumination on the back side of the letters, so it is not internal to the actual letters. Is that really internal illumination.

Personally, I think halo lighting is one of the most attractive lighting out there noted Mr. Phillips. You can do a gooseneck type of exterior lighting pretty well, too but when it comes to the actual affect, the halo is a nice effect. In the day the channel letters are dark and at night there's that night washing affect behind them that brings them out.

If you feel that shouldn't be internally illuminated signage, we'll have to do a quick zoning amendment to take that out of the section.

I would propose if you feel that is not internally illuminated and something appropriate in the CB zone, I would say move that to Section A which would be considered external illumination.

(Showed examples of the signs on the screen.)

Discussion of the signs and comments by the commissioners.

The Chair noted the technology is evolving and changing and we'll have to stay on top of this. The text change is in order.

After discussion, Mr. Phillips was requested to go forward with this.

10. RECEIPT OF NEW APPLICATIONS

1. Denorfia - SPU #552.
2. Beecher Street Associates multifamily development

11. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 7:34 o'clock, p.m.)