

A. Beecher Street Associates, LLC, Site plan application for a 22 unit multifamily development, 49 Beecher Street, in an R-12 zone (SPR #1698) tabled from August 18th

The applicant has requested a table. Their timeframe will run out September 26th, so the 15th meeting you will have to decide or they'll have to withdraw if they're not ready.

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

B. Fragola, site plan review for a bank with a drive thru, 1829 West Street, in a WSB zone (SPR #1650.1), extended from August 18th

Attorney Brian Meccariello, 142 North Main Street, Southington here on behalf of the applicants Frank & Mary Fragola. With me also is Sev Bovino who will speak about the engineering part of this site plan modification request.

We were here for approval of a building a little under 5,000 sf on October 15, 2013. An office building. We are now seeking modification of that site plan for a building just slightly over 3,000 sf so we are reducing it significantly. We are adding an enclosed drive thru.

This is a request being made under the new WSB zone even though the prior approval was done under the old regulations. An I-1 site.

I want to qualify the building itself as a financial institution.

I'll turn it over to Mr. Bovino at this time.

Sev Bovino, Planner with Kratzert, Jones & Associates representing the applicant presented. The property is at the corner of West and West Queen Street. The southeast quadrant.

The street number is 1829 West Street. Served by public water and sewer and its zoned West Street Business (WSB). The proposal is for a 3,120 sf bank with drive thru. The lot area is 34,161 sf. The previous approval had the building at 4,980 sf.

The nature of banking has changed in the last few years. They offer longer hours, ATMs all over the place, banking online is increasing. They generate a lot less volume at the brick and mortar sites and service is spread over a longer period of time.

They are looking for a good location with the building size reduced by a third compared to the needs of the past. This proposal is to have full access on West Queen Street and a right in, only from West Street with a large radius at the right in, only similar to all the roads in town. This is a 30' radius. Right in, only.

The curb at the entrance from West Street is proposed to be mountable so that the emergency vehicles can drive over the curb if they can't make the turn.

A fence is proposed along the south side of the property line with evergreens to shield the home to the south of us to prevent any possible glare from cars.

We are requesting a waiver for about 15' of sidewalk along West Street because there is a brown stone wall that heads southerly and we would like to keep that wall. The rest of the property has sidewalks across the driveway and all the way around.

Internally, the parking lot is connected to the sidewalk on West Queen Street.

We received multiple ZBA approvals for variances:

- Lot area
- Front yard from 75' to 41' for the canopy. Explained.
- The old business zone requires 40' and we are at 41'. WSB requires 75' and we got the variance for that.
- Lot frontage along West Street because the building is facing West Street. Even if we are a corner lot, they only count this portion (indicating) so we needed a variance for that.
- Side yard requirements in this zone are 25' and we propose 58.4'.
- Rear yard required allowance is 10' and our proposed is 76.7'.
- Lot coverage allowed is 40% and we proposed 9.1%.

We are providing a 30' access to the south to the other property so that when development occurs for this property or anything south of us, traffic can move northerly into this intersection (indicating).

We are not provide an access to the east because there is quite a bit of a grade change and this property has extensive coverage on West Queen Street (11 acres) and normally the traffic you want to encourage to cross other properties is the traffic that runs parallel to West Street and not the east - west direction.

We received staff comments and responded to them in writing. There are a few items that can be stipulated:

(1) The sidewalk requirement, my plan shows a 4' wide sidewalk. The engineering department is requiring a 5' sidewalk. We can change the detail for that.

(2) The right in, only access requires some signage --- Do Not Enter and One Way signage. We have no problem with that.

(3) The building shown on the application is a colonial style and we have some bricks at the end of the building and the applicant has no problem adding additional details on bricks or stone, whatever is necessary to make staff happy. Before a building permit, the applicant can work with staff.

(4) The elevation, I have some hard copies. (Passed around) Mr. Bovino explained the elevations. Until we have a client, we don't have a finalized building plan. We know what you are looking for and the applicant is willing to work on that.

I'll answer any questions.

Mr. Conroy asked about a queue analysis for the drive thru. Mr. Bovino said a preliminary analysis has been done for traffic. Explained the numbers.

Mr. Conroy said it does not look like you have room for another single car other than the eight without blocking the entrance. I question whether the last car in the row next to the building would actually orient itself the way shown. It would more than likely would be facing the other way and be blocking cars from coming out. I think at the very minimum we'd want to see that analysis and consider ways to lengthen the queue.

I notice you have an ATM before the window. That has the potential to lengthen the queue. That has to be factored into the analysis.

Discussion of the stacking on site. We don't expect it to be a problem.

Mr. Conroy spoke of the catch basin at the entrance on West Street that should probably be moved as it will become a maintenance problem for somebody, the town or state.

Discussion.

Mr. Chaplinsky noted the elevations look good. I like having stonework to mix up the look a little bit. I prefer the dog house treatments on the roof. I like the updated revisions you show here tonight.

I do have a concern about the queuing, especially the ATM. I'd like to see the calculations and know more about that.

Discussion.

Discussion of the brown stone wall.

The Town Attorney asked if the applicant would be willing to give an easement to the town over that period so we can assign the easement to the property owner to the south if it is ever developed. Mr. Bovino said that is not a problem.

Further discussion on the stone wall.

Mr. Macchio discussed the sidewalk and if there were room between the stone wall and the street.

Mr. Phillips interjected the state is going to have a say in what happens here.

(Pause)

Mr. Bovino said the applicant is willing to respond to the comment Mr. Conroy made regarding the queue analysis which includes the service time, transactions, anticipated traffic demand and how long that is to the queue.

All commissioners agreed with the easement concept being part of the plan.

Mr. Kalkowski made a motion to table the matter. Mr. D'Angelo seconded. Motion passed unanimously on a voice vote.

C. Shelcon Construction, applicant, Paul Bracone, owner, site plan application to renovate existing building and construct 16,560 square foot addition, 39 DePaolo Drive, in an I-1 zone (SPR #1701), tabled from August 18

Joseph Green, licensed engineer in the State of Connecticut. We are looking for site plan approval for an addition to a manufacturing building on the end of DePaolo Drive.

The existing building is here (indicated) and we are looking to put an addition on the building which is approximately 16,500 sf. There is an existing parking lot and we're looking to expand that parking lot.

There's going to be a total of 36 parking spaces for personnel and customers. There is an existing septic system and a well on the property and we are looking to connect to public utilities in the street.

As to storm water runoff, we have an underground system located here (indicated) and also down in there (indicated). It is perforated pipe.

The existing building had gutters that outletted to air. We are now containing the entire building along with our proposed building and the existing and proposed parking lot. We are reducing the queue out to DePaolo Drive. We're trying to connect everything into one.

We do have sidewalks shown but we are requesting a waiver as there are no sidewalks on DePaolo Drive.

Tina Bracone, 35 DePaolo Drive, Southington, CT explained they are an aerospace manufacturing company in Connecticut. We do advanced turbine components for helicopters. We work on a lot of defense contracts, as well.

We want to do more processes in house. We are looking to bring about 15 to 20 more jobs to Southington. Right now we have 17 employees.

Mr. Chaplinsky discussed the parking needed as to what is proposed. Ms. Bracone explained not a lot of visitors, but we do get deliveries. Employees park there, not a lot of carpooling.

Mr. Phillips noted there were a number of comments received back from the applicant that were of the to be designed or done by others nature. Usually these comments we have responses to at this point in the review. If you want to, you can stipulate if you decide to act on it.

Lighting and landscaping requirements were discussed.

Mr. Conroy added we should be able to review the storm water calculations, as well.

Mr. Grappone felt the applicant's engineer met the intent of the regulations. They dug test pits in the area of the underground storage. They are assuming exfiltration in the underground storage system. The regs call for storage in there. One of my comments was to run the calculations assuming no infiltration.

Mr. Conroy felt this item should be tabled pending response to comments. And, I'll make a motion to table.

Mr. Macchio seconded. Motion passed unanimously on a voice vote.

D. Gary DeWolf Architects (applicant), 42 Simms Rd Associates, (owner, site plan application to renovate seafood market and restaurant destroyed by fire, 959 Meriden Waterbury Road, in a B zone (SPR #1702) tabled from August 18th

Gary DeWolf, principal of Garry DeWolf Architects. New Haven, CT.

This is an existing building that is 3900 sf. There were originally freezer and refrigerator and freezer units on the exterior of the building and the current proposal and rebuilding of the restaurant is that those units will be placed inside. That generates more parking spaces on site and takes an unsightly view for the public indoors.

The concrete pads will be removed and replaced with pavements to generate an additional four parking spaces.

The landscaped area along the side of the building, the full length of the building that is viewable through four new openings in the exterior wall. One will operate as an exit door in the case of an emergency and the other doors will open but won't necessarily provide access to the public to go back and forth through that area. They're glass French style doors, 8' high, so you'll be able to view something other than a blank wall when sitting in the restaurant dining.

There is a shared drive way coming in and when we reach the first portion of the restaurant it is a two way traffic arrangement. We have van parking and its accessibility striped lanes and then we have next to it an automobile handicapped space and the necessary striped lanes. We have four parking spaces up there and four down here (indicating).

The front door of the building has not changed from where it was originally. This is an interior renovation. We are not doing anything to the exterior of the building other than some paint. We are not changing the aesthetics other than adding four doors on the easterly elevation as explained earlier. And, some site work.

Once you pass this area it turns to a one way drive where the majority of the parking is on a one way striped road which goes along the easterly side of the building, around the rear and comes out a shared easement that is between the two buildings. Two buildings exist.

The traffic flow pattern was discussed. Presently we have 46 spaces provided on site. For dining area and staff, we need 46 spaces. So we have exactly what we need plus the loading space. We do not need any additional spaces on the adjoining property of the shopping center.

The lower portion of the roadway where we would have a sidewalk, we are requesting a waiver for the sidewalk. Primarily because we cross the watercourse and there is a bridge embankment that the state put in recently but there is nothing on the other side. It would be a major undertaking for us to place a sidewalk with some kind of watercourse requirement amendment for us to build a bridge over the river ourselves and then connect up on the other side with a sidewalk in order to meet the requirements of the sidewalk along the edge of the property.

There is nothing in front of the shopping center on this side (indicated) and therefore we have a unique situation where we can't

connect to anything unless we cross a watercourse.

Discussion.

The traffic striping plan with dimensions was discussed.

The traffic flow pattern was discussed at length.

The shared easement was discussed.

Signage for deliveries was discussed.

The lighting plan was shown and discussed. Dark sky fixtures, shielded, are proposed. They don't throw light off of anywhere other than the property itself. LED fixtures. Three fixtures on the building on the easterly side and one fixture on the northerly side and two fixtures required on the westerly side. Explained the light levels.

The schematic floor plan was shown.

Mr. Chaplinsky asked about relocating the refuse containers to the northeastern portion of the property. How troublesome is that area for delivery trucks that get stuck down there.

Mr. Phillips said moving that area closer to the river area might be a detriment to the river area because of the runoff that comes off of that.

Mr. Grappone was not sure if a central dumpster area was proposed but that is where they are today. Mr. DeWolf said they would like to keep the dumpsters where they are presently located. We will do an enclosure around it. It is seated on the asphalt now and we'll just do a fence around it. We will not be creating a dumpster pad.

Discussion.

Extensive further discussion on the traffic flow pattern and parking space layout.

ZIRO, runoff, retention ponds were brought up by the Chair. Mr. Phillips noted with this plan, we are dealing with what is currently on the ground. The whole site has been developed long before ZIRO requirements were a part of the process. They are proposing a reduction in impervious area and an increase in landscaped area which is a net decrease in impervious area. We are actually making it better. There are no ZIRO requirements we would impose on them.

Discussion.

The maintenance plan for the parking lot has been added to the plan.

As to the waiver of the sidewalk request, because of the bridge abutment on 322, Mr. Kalkowski made a motion to waive the sidewalk. Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

After further discussion, Mr. Grappone recommended the following stipulations for approval:

- The existing wood guardrail on the east side of the parking area, we'd like that re-established.

- The roof drainage on the east side discharge into the landscaped area.

Mr. Chaplinsky made a motion to approve with Mr. Grappone's stipulations and also:

- The signage on the property be to staff approval.

Mr. D'Angelo seconded. Motion passed 7 to 0 on a roll call vote.

E. Walmart, site plan modification for the temporary storage of 8 trailers until 1/15/16, property located at 235 Queen Street, in a B zone (SPR #1210.14)

John Carlone, Manager at Walmart at 235 Queen Street. We're seeking approval to add these eight storage containers. We plan to start adding them in October, if approved. It would end January 15th. The reason is because of the additional merchandise we get in for the holiday season. We don't have the storage space in the backroom to place all the merchandise.

In addition to Black Friday, we have a Toys for Tots program and Fire Departments come in and add toys and we have a lot of merchandise.

You have the map describing the locations for the trails and it is the same as previous years. It's been approved by the Fire Marshal and he checks to see they are in the correct location.

No changes to what has previously been approved.

There is a required \$3,000 bond.

Mr. Kalkowski made a motion to approve with the \$3,000 bond. Mr. Macchio seconded.

The Chair asked if there were any long term goals to take care of this issue. Have you thought of renting a storefront and trucking stuff back and forth? With outside storage containers we've had problems in the past with them. Mr. Carlone said there are no plans to obtain additional locations elsewhere. The only plan is the actual renovation of the interior of the building. It will make it a more attractive location but won't add additional space.

In the future we were hoping this could be administratively approved so we didn't have to come back every year with the same application.

Motion passed 6 to 1 with Mr. DelSanto opposed.

Attorney Sciota stated on behalf of the Town of Southington and especially Janet Mellon and her office, we appreciate everything you do for the Town of Southington. This vote being aside, it is amazing what you do for Janet Mellon and the rest of the people in Southington. On behalf of Southington, thank you very much.

(Applause)

F. Frank Manafort, request for release of \$3,000 E & S bond, 1103 Queen Street (SPR #1660)

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

G. Toll Brothers, request for reduction of Phase I Subdivision bond to \$10,000 and reduction of Phase II to \$10,000, Blocher Farm Estates (Southington Ridge) S #1270.

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

PLAN OF CONSERVATION AND DEVELOPMENT

No update, except for the fact we have our draft plan in hard copy this week. The next meeting is September 17th.

Mr. D'Angelo brought up the group: Southington Residents against over Development. Open space was a real big issue and people are encouraging the town to proceed with the open space. I know that was a chapter in the POCD. The entire committee really stressed open space, too.

We'll have a public hearing on the POCD and information will be given to the press.

ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

A. St. Dominic Church, Special Permit Application for proposed daycare for up to 60 children in existing building, 1050 Flanders Road, in an R-40 zone (SPU #555), September 15

ADMINISTRATIVE REPORTS

Two approvals:

- Mariani Construction, 635 Old Turnpike Road, a 40 by 30 addition to store construction vehicles in an I-1 zone. They received variances for a front yard setback.

- Karabin Farms, 894 Andrews Street, 40 by 30 cold storage building in an R-80 zone.

Those are okay for administrative approval.

RECEIPT OF NEW APPLICATIONS

- Mariani Construction
- Karabin Farms
- WalMart
- St. Dominick's Church

ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:21 o'clock, p.m.)