

PLANNING & ZONING COMMISSION
Regular Meeting
October 20, 2015

The Planning & Zoning Commission held a regular meeting on Tuesday, October 20, 2015 in the Town Hall Council Chambers, 75 Main Street, Southington, CT. Chairman Michael DelSanto called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

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

Alternates: Anthony D'Angelo, Steve Leggett

Ex-officio members present were as follows:
Robert Phillips, Director of Planning & Community Development
James Grappone, Assistant Town Engineer

Absent: Joe Coviello and James E. Morelli, Jr.,
Alternates; Mark J. Sciota, Ex-officio

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 October 6, 2015

Ms. Clock moved to accept the minutes as presented. Mr. Macchio seconded. Motion passed 6 - 0- 1 (Kalkowski abstained).

BUSINESS MEETING

A. B & R Corp, site plan modification to consolidate process building into one structure, 49 DePaolo Drive, in an I-2 zone (SPR #1667.2). Mr. Phillips said he received a request from B & R to continue to the November 17th meeting to provide more information for the commission.

Mr. Kalkowski moved to table the item until November 17th. Seconded by Mr. Chaplinsky and passed unanimously on a voice vote 7 -0.

B. Meridian Development Partners, request for 5 year extension, Greenway Commons (SPR #1473). Mr. Phillips had asked if one of the partners could be present to answer questions but none were available. It could be extended as an administrative item or continued instead of acting on it. The project was approved in September 2007. At that time the legislature provided for a nine-year approval. They are eligible for a five-year extension from September 2016. They are asking now because they want to get it done.

Mr. Kalkowski made a motion to grant the five-year extension. Mr. Leggett believed it was a good idea to have the developer present their case to the commission and recommended holding off until they appear. Mr. Conroy agreed. Mr. Kalkowski removed his motion.

Mr. Chaplinsky moved to table this item, seconded by Mr. Kalkowski and carried unanimously.

C. Road acceptance, Madelyn Lane from Meriden Avenue to its terminus, a total distance of 439 feet (.08 mile), Meadow Wood Estates (S #1286).

Mr. Phillips said it is ready for action. He noted that there was a typo on the agenda. The distance is .08 mile. Mr. Kalkowski moved to approve with the corrected mileage. Mr. Chaplinsky seconded. Motion passed 7 - 0 on a roll call vote.

D. DC Development, reduction of \$20,000 subdivision bond to \$12,000 maintenance bond figure, Meadow Wood Estates (S #1286).

Mr. Phillips said this is ready for action. Mr. Kalkowski moved to approve. Seconded by Mr. Chaplinsky and passed 7 - 0 on a roll call vote.

E. Road Acceptance, Rochela Drive, from Savage Street to its terminus, a total distance of 1668 feet (.32 mi) and Blocher Farm Way from Rochela Drive to its terminus, also at Rochela Drive, a total distance of 593 feet (.11 mile), Southington Ridge (S #1270).

Mr. Phillips said this is ready for action. Mr. Kalkowski moved to approve. Seconded by Mr. Chaplinsky and passed 7 - 0 on a roll call vote.

F. Toll Brothers, release of \$10,000 subdivision bond (Phase 1) and \$10,000 subdivision bond (Phase 2), subject to the posting of a 40,000 maintenance bond, Southington Ridge (S #1270).

Mr. Phillips said this is ready for action. Mr. Kalkowski moved to approve. Seconded by Mr. Chaplinsky and passed 7 - 0 on a roll call vote.

G. Lovley Development, release of \$20,000 maintenance bond, Estates at Glen Eagles (S #1287.1).

Mr. Kalkowski moved to approve. Mr. Macchio seconded. Motion passed 7 - 0 on a roll call vote.

H. Lovley Development, release of \$1,500 erosion and sedimentation bond, Estates at Glen Eagles (S #1287.1).

Mr. Kalkowski moved to approve. Mr. Macchio seconded. Motion passed 7 - 0 on a roll call vote.

PLAN OF CONSERVATION AND DEVELOPMENT

Ms. Clock said the next big meeting is November 19th in the Municipal Center. It is the second public input meeting to review and receive comments on the draft plan. It is located online. The last items were assigned to different boards and town staff.

Ms. Clock said we have an election coming up and there may be some changes to members. She was honored to be Chair of the POCD Committee. She thanked everyone on this board and many others for all their work on the project.

Mr. D'Angelo agreed. He said he appreciated that he was appointed to that committee. We talked about issues and the future of Southington. We covered all points. The facilitator was superb and kept everyone on task. He looks forward to hearing from the public, and he thanked Ms. Clock for doing a great job.

The Chair said to tell all your friends, go online, etc. so that more people will come to the meeting. He was thankful for those who had already come forward but would like to see more people show up and give their input. It is a great opportunity to voice your concerns. He also commented that the draft plan is an easy read.

Mr. Phillips said there were 12 people on the POCD committee and ex-officio members. There was 100% response on prioritizing policies and actions going forward. The responses have been tabulated and will be unveiled on November 19th. He believes it will be interesting which policies rose to the top in priorities.

ITEMS TO BE SCHEDULED FOR PUBLIC HEARING: None.

ADMINISTRATIVE REPORTS

Mr. Phillips said one application came in yesterday. He is not sure if it can be administratively approved. Applicant at 235 Queen Street wants to install two clothing recycling bins. Chair said it should come to the commission. We have had this issue in the past. The bins are not pretty. This will be a formal SPR.

Mr. Phillips said we need a discussion on hoop structures. He is not sure it is specifically covered in our regulations. Chair suggested tabling this discussion until after the elections. Mr. Conroy stated his opinion that these structures should be treated as an accessory structure since they will be storing equipment, same as a shed would. It would require some interpretation but believed it would be covered under the normal usages for sheds or other accessories.

RECEIPT OF NEW APPLICATIONS

Beecher Street site plan modification to reduce the total number of units.

Kahlid, 3,000 sq. ft. at 398 Main Street.

235 Queen Street, clothing recycling bins.

FRAL, LLC, subdivision application for 17 lots, 996 West Center Street, Assessor Map 96, Parcels 72 and 73

MISCELLANEOUS

The Chair noted that we have elections coming up and we may have a new chairperson. He thanked everyone for their service and wished everyone the best of luck that is running and for those not running, best wishes.

Cynthia Martel, 216 Summer Street, owner of Say It With Signs, had a question about the sign regulations. Atty. Sciota suggested she attend this meeting to check with the commission. The Chair apologized because it was not on the agenda; Atty. Sciota told him but he forgot. He asked Ms. Martel to proceed.

Ms. Martel was looking for clarification of the sign regulation that requires a nine-inch number at the top of a sign, especially in a CB zone. She had a sign denied because it didn't meet the regulation; the sign is in a CB zone and she assumed it was exempt. She wondered if the CB zone could be exempt from the regulation or if the regulation could be changed relative to the CB zone.

The Chair said Atty. Sciota is not here tonight because he had to attend a special Council meeting. Commissioners were asked to review this at the last meeting and asked for their comments.

Mr. Phillips said the sign revisions went through last year. Regulations of other towns were reviewed and some of the language was taken from them word for word. He believes it is appropriate to have numbers on the signs. Not everyone has a GPS or a smart phone. That was the thought process. Ideally, this could be handled with a text change.

Discussion followed on the size of the numbers. Was there a size chart relative to the size of a sign? Currently the regulation calls for a minimum size of 9" with placement on the top of the sign. Jim Grappone, Assistant Town Engineer, was asked to look into whether there is a rule to go by, such as a size requirement when driving at a particular speed. He will do so. It was suggested to discuss this at the November 17th meeting. Everyone agreed that the top of a sign was the best placement for the numbers.

ADJOURNMENT

There being no further business, Mr. Chaplinsky made a motion to adjourn the meeting, seconded by Mr. Kalkowski. Meeting adjourned at 7:27 p.m.