

PLANNING AND ZONING COMMISSION
TOWN OF SOUTHLINGTON
NOVEMBER 17, 2015

The Planning & Zoning Commission of the Town of Southington held an organizational and a regular meeting on Tuesday, November 17, 2015 at the Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Mark J. Sciota, Acting Clerk called the meeting to order at 7:00 pm.

The following Commissioners were in attendance:

Michael DelSanto	Paul Chaplinsky
Steve Kalkowsky	Jennifer Clock
Susan Locks	James Sinclair
James E. Morelli, Jr.	

ORGANIZATIONAL MEETING

MARK J. SCIOTA, Acting Clerk, Presiding:

James Sinclair, James E. Morelli, Jr. & Jennifer Clock were sworn in by the Acting Clerk.

(Sworn, sworn)

Congratulations!

(Applause)

4. Election of Officers

- Chair

Mr. Chaplinsky made a motion to elect Mike DelSanto as Chair. He has been the previous year for six years. He served the community for quite a long time in planning & zoning. He has led us through a lot of efforts thru the POCD and subcommittees and other progressive and forward looking activities. I'm proud to nominate him. Mr. Kalkowski seconded.

Hearing no other nominations, the roll was called and the motion passed 7 to 0.

Congratulations!

(Applause)

MICHAEL DELSANTO, Assuming the Chair:

- Vice Chair

Mr. Kalkowski nominated Paul Chaplinsky for Vice Chair. He has been an elected official on the planning & zoning for the past six years. Prior to that he was an alternate for one year. He served as secretary for two years and vice chair for the past two years. He initiated and was the first chair of the continuous improvement subcommittee. Most recently, he has chaired the west street subcommittee and we know the great work done there and will continue to be done in the future. It' my honor to nominate him. Ms. Clock seconded.

Hearing no other nominations, the roll was called and the motion passed 7 to 0.

Congratulations and good luck!

- Secretary

Mr. Chaplinsky made a motion to nominate Steve Kalkowski for secretary. He has done an excellent job serving the community leading on ZBA for two years and one year as an alternate on the planning & zoning commission. He has been an elected official now for five years on this board and recently serving as the secretary and chairperson of the continuous improvement subcommittee. I'm happy to nominate Mr. Kalkowski. Second by Mr. Morelli.

Hearing no other nominations, the roll was called and the motion passed 7 to 0.

Congratulations!

- Appointment of Alternates

Mr. Sinclair nominated Theodore Cabata of 50 Darling Street and Kevin Clements of 25 Zwicks Farm Road in Plantsville to be Democratic alternates.

Mr. Chaplinsky nominated Jim Macchio for alternate.

On a roll call vote, all nominations were approved.

Congratulations!

The alternates were sworn in by Mark J. Sciota, Town Attorney.

(Sworn, sworn)

The Pledge of Allegiance to the American Flag was recited by everyone being led by student Brett Hunter.

Brett Hunter, freshman at SHS, civics class of Mr. Hart, and Valence Castio, civics class of Mr. Hart were in attendance.

5. Approval of Minutes

A. Regular Meeting of October 20, 2015

Mr. Kalkowski made a motion to approve and Mr. Chaplinsky seconded. Motion on a majority voice vote with Mr. Sinclair abstaining. Mr. Sinclair did state for the record he read the Minutes and watched the video on line.

6. 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), tabled from October 20th

Brian Paganini, representing B&R Corp welcomed the new and returning members to the board and wished them good luck with their term.

We are returning this evening as last meeting we were asked to provide information back to staff regarding our site plan modification. We have done and we are seeking approval of the site plan modification.

Mr. Phillips noted he had no more comments on this however he did have suggested stipulations if you decide to move towards approval.

Mr. Chaplinsky stated he investigated similar firms that do this type of work across the country. Staff identified local organizations that do the same activities as well. He gave a report on his findings. He reached out to New Canaan, Newtown, Plymouth, Portland, and Simsbury. He did speak with the DEEP. The main issue was about odor and odor control. How do we develop a comfort level that the

odor from this facility will be contained and not affect the surrounding areas.

After speaking with DEEP, I did do a tour of the Southington Wastewater Facility which was helpful for me to tie it in and understand the process. Discussion.

I feel comfortable with this application and it will have a positive effect on the community. I see no negative effects and am happy to support the application.

Stipulations:

1. Provide details of the wastewater treatment to the satisfaction of both the Town of Southington DPW and the CT DEEP.
2. Install Flow Meter on effluent discharge into public water system.
3. Final design approval by Engineering Department of Advance Carbon System Odor Control Unit.

Mr. Chaplinsky stated on the record that the effluent from this does need to meet current town standards, or less. Mr. Grappone confirmed those requirements were given to the applicant.

Attorney Sciota stated after a meeting with staff, we are comfortable with the numbers in the engineering report.

Hours of operation: Monday thru Friday 7:00 am to 5:00 pm. Saturday, 9:00 am to 12:00 noon.

Mr. Chaplinsky made a motion to approve with the stipulations as outlined by the town planner. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

B. Meridian Development Partners, request for 5 year extension, Greenway Commons (SPR #1473), tabled from October 20th

Howard Schlesinger, Meridian Development Partners, 280 Madison Avenue, New York, NY. We are here to request the five year extension of the approvals that were given to us in 2007 - site plan approval.

Just briefly, this project approved was for 263 units of residential and commercial space of 22,000 sf. Going forward that got

reduced to 245 units as one parcel we didn't hold on to over the years. We're asking for approval of the 245.

After 2007, the recession hit and everything stopped. All of our plans in terms of remediation and demolition of the buildings were halted. We went to DECD at the state and got with the town's cooperation support to be able to put together the funding along with our committed funding to make up the gap we had for getting remediation and demolition done.

We set that in motion a few years later and you can see that all the buildings are now down.

We also took out all the slabs and all of the foundations as part of the work we agreed to do with the state and the town to prepare the site for development. That is the mission that we stuck with over these many years.

The remediation went on and we're looking to complete the major part of that remediation which is the removal of oils in the ground for all the works that went on for hundreds of years. That should be done in the next six to eight weeks.

The site will then be made ready for the development approved for which we need the extension.

Remediation of the soils and oils were discussed. (Pictures passed around.)

We are in final negotiations with the builder we're going to work with the put the plans together and meet with the town. Still work to be done on that.

Val Ferro from Weston - Sampson. We do have a number of LEPs working on the site. The site is being cleaned up to residential standards. Explanation of the procedure.

In response to a query, she stated she didn't see any effects on the river. The more we can pull out and see, the easier it will be and the quicker we're going to hit the standards for groundwater monitoring.

Mr. Clements asked several questions such as was a scope of study report prepared before the remediation began and was it submitted to DEEP. Mr. Schlesinger explained there is a full remediation plan

submitted with the LEP. Mr. Clements asked if more wells were requested. Ms. Ferro explained this is a VCA. Explained.

He asked about a hydro geologic study for groundwater flow and are you putting monitoring wells between the property and the groundwater/surface water samples. Ms. Ferro explained the standards by the VCA and the EPA which they had to follow.

The Chair noted the questions were great; however all of this information could be obtained from the DEEP or town staff records for when this application was originally approved.

Mr. Chaplinsky made a motion to approve the five year extension. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

C. Nadeem Khalid, site plan application for 3,000 sf building, 398 Main Street, in a B zone (SPR #1704)

The applicant, Nadeem Khalid, represented the applicant. We purchased 398 Main Street and it is a really small convenience store and it will be difficult for us to survive. We have a pretty big lot in the back so we are trying to put in a new convenience store. We are keeping the pumps and canopy in the same place. We will add some landscaping and have a caught up lighting arrangement on the existing poles. We are (inaudible) the parking. We will meet all the requirements. We request if you grant us the new building so we can proceed. We really want to get in before this cold weather. We are here to get your blessings, please.

Mr. Phillips noted engineering received the response to comments with some handwritten responses on the actual comment list sent out. We haven't received anything from planning and we don't have revised plans to indicate those revisions and that's typically what we require.

Mr. Khalid said his architect had a health issue and that's why that wasn't done. All the points noted we brought to him and everything will be the way zoning wants.

The Chair said we have to have information to the town planner to prove that. We'll have to table this tonight and you can come back at the next meeting. Reach out to your contacts so they can meet with

town staff before our next meeting to get that information and hopefully we can get it squared away at the next meeting.

The next meeting is December 1st and that this is the only meeting in December so be sure to have all your ducks in a row with the planner.

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

D. Standard Recycling Corp, site plan application to locate 2 clothing recycling bins, 235 Queen Street, in a B zone, (SPR #1707)

Mike Regina, Vice President of Marketing for Standard Recycling Corp. Very simply we're looking to put two clothing recycling bins at the Wal-Mart Shopping Center. We have a contract with Cedar Realty Trust to place bins in all of their locations. The town regulations only allow two bins.

We are a for profit organization. We do have not for profit support connection which is the charity that we have a logo placed on all our bins and that has two purposes: get money for the charity and also to promote their mission.

We're looking to place the two bins at the Wal-Mart.

Mr. Phillips said the contract should be subject to final approval by the planning department and town attorney if you decide to approve this.

Mr. Chaplinsky asked about the charity and how it is different from the Salvation Army and Goodwill. Mr. Regina stated this is for profit. He explained the procedure.

Maintenance of the bins was discussed.

Mr. Phillips commented that the regulations state that the owner or purveyor just submit a verification of nonprofit status. I'm hearing this is for profit. Is this compliant with the intention of the regulation?

Attorney Sciota quickly reviewed the lease agreement. This item needs to be tabled to review the regulations. This isn't the way the regulations are written. Discussion.

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

E. FRAL, LLC, subdivision application for 17 lots, 996 West Center Street, Assessor Map 96, Parcels 72 and 73, in an R-20/25 zone (S#1310)

Steve Giudice, Harry Cole & Son, 876 South Main Street, Plantsville, Ct, represented the applicant. The applicant is here if you have questions for him.

This is located at 996 West Center Street. 12-acre parcel in an R-20/25 zone. Frontage on West Center Street. Just opposite the westerly side of Royal Oak Drive.

The site is relatively flat. It does slope somewhat from west to east. It is serviced by public water and on-site sewage disposal systems.

This site was formerly used for stockpiling of leaves by the town. There are still remnants of stock piles out there.

The property is abutted by residential parcels to the north and open space to the east and south.

We're proposing a 17-lot subdivision. Lots range from 22,500 sf to 34,500 sf. Minimum requirement is 22,500 and we meet that.

We're proposing two roads. The property was kind of cut off by a purchase of open space from the previous owner by the town. It kind of wraps around our property.

The roads are to be called Fragola Drive and FRAL Court.

Storm drainage, water mains and gas mains within the roads.

Storm water collection system was discussed noting it was designed per DEEP requirements.

ZIRO is achieved.

Soils are very good, well drained, sandy soils. Suitable for septic systems.

We have received staff comments which we are in the process of addressing. I hope to have revised plans to staff in the next day or two. We are hoping to request a table tonight and be ready at the next meeting.

Cul de sac lengths were noted and discussed.

Street trees proposed were discussed as well as the planting plan for the detention facility.

Mr. Phillips added staff suggested consideration of an easement with vegetative plantings along the back side of the existing homes as they will be sharing common backs. Discussion.

Mr. Giudice said the applicant was apprehensive about the easement but the applicant would be willing to do some landscaping there. The conservation easement right restrict if we needed to put a septic system in that area. We'll meet with staff and try to work out a solution.

The Chair asked if there was any way to get more open space out of this development other than the detention area. Mr. Giudice said some lots are oversized and it's possible we could try to pull some open space out of the lots. The parcel is surrounded completely by open space. Our requirement is about $\frac{3}{4}$ of an acre. We are proposing .8 acres. Discussion.

Attorney Sciota brought up the possibility of an access strip to access the open space. (Doral Lane)

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

F. Release of \$10,000 E & S bond for Phase 2, Southington Ridge S #1270

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

G. Release of \$55,000 maintenance bond, Laurelwood Estates S #1221.2

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

H. Release of \$7,500 maintenance bond, Fieldstone subdivision S#1281

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

I. Appointment of representative to CRCOG

The Chair wanted to speak to a couple of people offline. If we could move this over to the next meeting and select at the next meeting. We ask a commission member to serve for one year. It's eye-opening.

J. Adoption of 2016 meeting schedule

The Chair liked the meeting schedule. One meeting in July, August and December. If we need to have a meeting, we need 24 hour notice and four members to be present.

You would not have a meeting July 5, August 12 and December 20.

Mr. Chaplinsky made a motion to approve the 2016 schedule. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

7. Plan of Conservation and Development

Ms. Clock reminded everyone of the meeting on November 19th at 7:00 pm here in this room. This is it. Our final draft. It is on line and has been on line. Please review draft and we're looking for solutions, input, ideas. Submit your ideas.

Thank you to resident in town for putting your trust in us and giving us the opportunity to continue all the work. We do hope everyone comes to the meeting. It is one of the final stages in the process and it is important.

Mr. Phillips added it would be good for the new members to attend and understand the plan and how we've gotten there. The next step after this informational meeting is the committee will meet again to make any changes and then recommend it come to planning & zoning for review. Then any changes necessary will be made and then it will go to the town council and ultimately approved by planning and zoning. It's important.

The draft is on the town website. Very easy to read and follow.

Ms. Clock added the open space video will be shown at this meeting. Please visit the open space website and get familiar with the open space in town. Open space is a top concern for our residents.

8. Items to be scheduled for public hearing

- Donald DeSorbo, special permit application for parent/grandparent apartment, 54 DeSorbo Drive, in an R-20/25 zone (SPU #557) December 1st

- West Corp, LLC, special permit application for multiple buildings on one parcel, in conjunction with a 64 unit multifamily development, Eden Avenue (Map 100, Parcel 17) in a CB zone (SPU #548.1) December 1st

9. Administrative Reports

Mr. Phillips reported on four administrative approvals and one has already been fastracked due to timing issues and that would be 39 DePaolo Drive, Bracone. They had a modification to the plan to reduce the size of the recently approved addition to make a detached cold storage area. Less impact.

- Borghessi Building & Engineering, Knotter Drive. They have a tenant for the southern building and they had a modification to add additional parking to accommodate that tenant. Our main concern was storm water compliance and we're working through that.

- Queen Street Medical Associates at 462 Queen Street wants to reduce slightly the size of the building. And, they are also able

to reduce parking in the rear which pulls it away from the wetlands area. Less impact.

- Beecher Street Associates were in for a site plan modification to reduce the total number of units in the existing old school and one additional unit to one of the detached townhouse structures. We're working through that.

All are approved for administrative approval.

Miscellaneous:

We have a new cellular facility at the Lake Compound Campground. Basically a 5' extension about the roofline on one of their storage buildings.

Discussion on items for the continuous improvement subcommittee. The Chair said that may have to be on hold until after the New Year.

Mr. Phillips noted a rough draft of the MUT Zoning has been circulated. You'll see areas that could be subject to the MUT which are consistent with the West Street Study recommendations but also adding in a section of property along West Queen Street that would possibly encompass the sports complex which was approved in a conceptual fashion. That would replace part of the West Street Business as well as industrial zoning on that end.

We are not ready for public hearing. Staff discussions have taken place and are incorporated in the rough draft. I think all major facets have been addressed.

Mr. Chaplinsky asked everybody to review the draft plan. He briefly explained this is a mixed use area that allows for transitions of activities between two neighboring zones. Discussion.

Mr. Chaplinsky encouraged feedback from the commissioners after they review the draft plan.

Mr. Phillips added that property owners he had spoken to in the area are anticipating this type of change to allow them to market their property to the best of their ability. They are supportive of this in concept. Discussion.

Mr. Chaplinsky reported he reached out this week to Senator Joe Markely. On West Street we will have to account for traffic as we

plan this. We need to get the state's help here as it is a state road. We have a couple of pinch points, already. Discussion.

Let's see what we can do to get a traffic study. See if we can the delegation from Southington working on our behalf to delegate some money for studies to put something on the docket to help the town with beautifying the area and managing the traffic flow. We'll wait for the recommendations from Senator Markley and see who he recommends we work with to try to get this going.

Mr. Kalkowski wanted to make everyone aware of a situation that has been going on at 210 Andrews Street. The complaint I received was there was excessive noise and large machines going on there. I did ride over there and met with the concerned citizen and looked over the land. There were large dumptrucks, large backhoes, blasting has been done. Piles of asphalt shavings near the property line. Large mounds of dirt up on a hill. Visible signs of erosion on the hill where wood chips had been installed.

I reached out to Rob and Dave to understand what was going on there. This was a foreclosed 5-acre parcel that the new owner has since gone through the process of converting to a farm. They're now considered a farm.

The owner is planting a tree farm to start. A mess.

Rob and Dave met with me and the general contractor on site. He walked us through the entire property. All of this was known to town staff previous.

Basically, the owner is putting in some well engineered drainage to make sure no water runs off into the abutters which is downhill of this property. This has been going on for over a year. It's sometimes 7-days a week. An abutter now is having problems with his well.

We met with the three abutter property owners and the general contractor and the GC walked the abutters through what is going on there and why it is taking some long and what are the plans for completion. We agreed to check back in 30-days as the GC indicated the large machinery will be done within 2 to 3 weeks and the noise will be gone.

My point is this commission has no transparency into all of that activity going on and the conversion of a residential property. I would like to recommend we look at potentially bringing that in front of us either as an SPU or a public input session. I think it's our responsibility when some activity like this happens to have transparency into what it is and provide an opportunity for the surrounding abutters to know about the activity.

Discussion of the farm designation and what it means.

Attorney Sciota discussed the idea of having the property owner come in and give a brief presentation on what they're doing. The full permit process is maybe not a road we want to head down. He would support notice to this board through staff and if you wanted to see them, come and give a brief presentation on their plans.

Further discussion about what is going on at this site.

Mr. Phillips suggested a farm management plan also be required. Discussion.

10. Receipt of New Applications

- Queen Street proposed diesel pump
- More than 3 garage spaces on one application

11. Adjournment

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