

PLANNING AND ZONING COMMISSION
TOWN OF SOUTHLINGTON
SEPTEMBER 20, 2016

The Planning & Zoning Commission of the Town of Southington held a public hearing & regular meeting on Tuesday, September 20, 2016 at the John Weichsel Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Chairman Michael DelSanto called the meeting to order at 7:00 pm.

The following Commissioners were in attendance:

James Sinclair	Paul Chaplinsky
James Macchio	Susan Locks
Michael DelSanto, Chair	

Alternates: Bob Hammersley

Ex-Officio: Robert Phillips, Director of Planning & Community
Development
James Grappone, Assistant Town Engineer
Mark J. Sciota, Deputy Town Mgr./Town Attorney

Absent: Jennifer Clock & James Morelli, Commissioners
Joe Coviello, Ross Hart & Ted Cabata Alternates

The Chair seated Mr. Hammersley for Ms. Clock. A quorum was determined.

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

4. Approval of Minutes

A. Regular meeting of September 6, 2016

Mr. Sinclair made a motion to approve which was seconded by Mr. Macchio. Motion passed unanimously on a voice vote.

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

5. PUBLIC HEARINGS

A. Michael E. and Catherine A. Gorman and Robert and Jennifer Wisner, Special Permit application for Parent/Grandparent Apartment, 160 Saddlebrook Path, in a R-40 zone (SPU #566)

Jennifer Wisner, 160 Saddlebrook Path, Southington, CT. She noted her Dad and husband were present, as well.

My parents currently are selling their three floor condo at Spring Lake Village. It just is not feasible for them. The way our house is set up, like a split level, we have my bedroom and our children upstairs and then there is a living area with a separate already existing two-bedroom area with a half bath that's in the bottom part of the split level. It seemed like it would be an easy place to make them one level living.

I have three kids, so we wanted them to have their own kitchen so they have a place to go and close the door.

That's why the permit to have them move in with us.

(Those speaking in favor of the application)

None.

(Those speaking against the application)

None.

The Chair closed the public hearing.

6. BUSINESS MEETING

A. Michael E. and Catherine A. Gorman and Robert and Jennifer Wisner, Special Permit application for Parent/Grandparent Apartment, 160 Saddlebrook Path, in a R-40 zone (SPU #566)

Mr. Phillips advised this meets the regulations and the commission should consider conditions of approval as you normally would, 10, 11,12,13 which is either the accessory apartment or the main unit should be owner occupied; parent/grandparent apartments are non transferable and terminate upon the sale of the property or death of the parent or grandparent for whom the apartment was permitted; a parent/grandparent apartment shall never be offered for rent and 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. That has to be placed on the plan.

Mr. Sinclair made a motion to approve with the town planner's aforementioned stipulations. Mr. Macchio seconded. Motion passed 6 to 0 on a roll call vote.

B. Top Line Properties, LLC, site plan application for the construction of a 17,150 sf industrial building for manufacturing and warehousing with 2-story space in front of building for offices and showroom, with associated parking and loading areas, 158 Industrial Drive, in an I-1 zone (SPR #1718) tabled from September 6th.

Stephen Giudice, with the office of Harry Cole & Son, 876 South Main Street in Plantsville, represented the applicants.

This application was before you. This is Lot 13 on Industrial Drive. This was a subdivision you approved about ten years ago and little by little we've been developing each lot.

This Lot 13, 158 Industrial Drive. It's an I-1 zone. The lot is 1.08 acres. Currently vacant with no wetlands on site. It is served by sewer and water.

We're proposing a 15,400 sf building. Top Line Properties is owned by Town Line Industries and they're custom woodworkers. They do all types of different woodworking, etc. Two good guys, very successful.

They've looking towards this move for quite some time.

Showed the plan. It's similar to other developed lots on Industrial Drive. This is a temporary cul de sac at the end of Industrial Drive. The building takes up a good portion of the property. We do meet all setback requirements, coverage requirements. ZIRO is met by offsite detention as part of the original subdivision. This property ties into that existing drainage system.

Parking spaces and overhead doors at the rear of the building. And, a fenced dumpster pad at the rear of the building, as well.

We think it is a great addition for Industrial Drive and for these guys to come to Southington.

The application is ready for action advised Mr. Phillips. No stipulations.

Mr. Chaplinsky made a motion to approve which Mr. Sinclair seconded.

Mr. Sinclair asked for elevations. Mr. Giudice said it is a metal building with some masonry around the front where the office is. Overhead doors on the side. The main entrance is at the front with a sidewalk. The sidewalk will wrap around the side to the parking spaces.

Motion passed 6 to 0 on a roll call vote.

C. Cranberry Cove, LLC, site plan application to remove existing structures and parking areas and construct multiple retail and restaurant buildings and associated parking, 102 West Center Street in a B zone (FF #248/SPR #1719)

Stephen Giudice, represented the application. You've seen this before as it was before you for a special permit. This is the former Perillo Oil site. There are existing buildings on site and along the rails to trails. There are some oil storage tanks and so on. And, there is some trailers parked at the rear of the property.

We have the Quinnipiac River that flows to the north and we have floodplain and floodway that runs to the northerly section of the property.

A good chunk of the property is either pavement or gravel or buildings. We are proposing to remove all the buildings from the site and to redevelop the property. This application came before you for special permit for multiple buildings on one site and also for a zone change. This was originally zoned industrial and we changed it to a business zone.

Our application is to construct seven individual buildings with internal walkways, parking, a turnaround, fenced dumpster pad. We talked about trying to make a connection from these sidewalks to the rails to trail and we're trying to verify we can do that. The applicant would like to as would the town staff. We want to make sure we can do that without any issues.

The Chair noted there is no fencing now. There's building. The state will probably never put a fence up. Attorney Sciota commented that most of the time we put fences up on our rails to trails is because the property owners requested them. We did not require it.

Discussion.

Mr. Giudice said no fences are being proposed and we think it will integrate well with the rails to trails. The question would be: can we extend our sidewalks off our property on to the state property and connect to the pavement to the rails to trails.

Discussion.

Mr. Phillips pointed out you could make an argument for ADA accessibility so you don't have to go all the way around to the other side of the site.

Discussion.

Mr. Giudice noted a floodplain filling application was submitted, however, we are proposing excavation. We are not filling the floodplain. We are proposing to lower the site to increase our floodplain storage on the site. We have some low impact designed storm drainage features with infiltration trenches and things like that to accommodate our run off.

The site is serviced by public water and sewer.

We think it'll be a great addition to the downtown area.

We have submitted plans and got comments back. We'll be addressing the comments. We are still in the process with the wetlands commission.

Mr. Sinclair made a motion to table. Ms. Locks seconded. Motion passed unanimously on a voice vote.

D. Request for road acceptance, Oakmont Way from West Pines Drive to Whistling Straits Drive, a distance of 385 feet (0.07 miles) and Whistling Straits Drive a distance of 1,650 feet (.31 miles) to its terminus easterly and westerly from Oakmont Way. The maintenance bond amount of \$15,000 which is included in the subdivision bond amount of \$503,300, Northridge Estates (S#1302)

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

E. Dennis F. Repoli, request for 5-year extension of site plan approval, Queen Street, Map 133, Parcel 70 (SPR #1579.1)

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

F. YMCA pool addition, request for release of \$1,500 E & S bond, 29 High Street (SPR #1629)

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

G. Request for renewal of existing registration for Regulated Activities in Aquifer Protection Areas, 590 Woodruff Street

Ready for action. It's the first renewal. Mr. Macchio so moved the motion which Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

7. SUBCOMMITTEE REPORTS

Passed this evening.

8. REGIONAL PLANNING COMMISSION UPDATE

Passed this evening. Mr. Cabata is not here this evening to report. Put this on the next Agenda for a report.

9. ADMINISTRATIVE ITEMS

None this evening.

10. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

A. Amendments to Section 4.01, 4-02, 4.10 and 10.01(f) of the Subdivision Regulations (S #26) October 4

B. Ann Marie Nagy, Special Permit Application to construct a 32 x 34 garage which will bring the total garage spaces to more than three, 498 Mt. Vernon Rod, in an R-80 zones (SPU #567) October 4

C. Zoning Text Amendment to amend Section 12 (Automobile Parking and Loading Area Provisions) of the Town of Southington Zoning Regulations (ZA #589) October 18th

All set for the dates noted.

11. RECEIPT OF NEW APPLICATIONS

- Connecticut Consulting Engineers site plan modification for new pumps, pump island and canopy down at 1615 Meriden Waterbury Turnpike.

- Special permit application for a garage for more than three spaces at 498 Mt. Vernon Road.

- Same thing for 76 Clearwood Place. They're actually on hold right now as they have to go to the ZBA.

Commissioner Comments:

Mr. Chaplinsky asked for an update on discussions on Loper Street sidewalks. Mr. Phillips said he reached out to the developer today and asked for an update. He said his people are still working the numbers right now. I'll continue to reach out to him.

Attorney Sciota commented it is a distance matter. He has to be very careful before he commits. He's not dragging his feet, just getting the numbers.

Mr. Chaplinsky brought up West Street. Do we want to revisit really putting some emphasis on a corridor study, trying to address traffic? We did visit the DOT in the first quarter of this year. We have a couple of things pending: (1) trying to get what they call a project on the books with the DOT. I'm not sure of the process but we are looking for staff's guidance to get a project so we can make a request for funding on getting a corridor study done by the State DOT.

I talked with the town manager about that and he felt strongly that it was going to be on the DOT to do that. I think we have to do some petitioning.

What's the process? How do we begin it and who can help us lead that?

Mr. Phillips said generally staff puts together a proposal that goes to the transportation subcommittee of the Capital Region Council of Governments which is the MPO which distribute money on a competitive basis amongst all the member towns. Things are ranked and rated and then eventually --- it takes some time --- it could get on the programming. We have to balance what we may have for competing projects, as well for our town.

Mr. Grappone said we are waiting for the regional planning agency to come out with a solicitation. That is to be sometime around November. We have not seen a solicitation yet which is an RFP of all the member communities to submit what they feel is a viable project. Those get ranked by the regional planning agency and then it goes to the DOT. It is going to be a while before there will be a corridor study on West Street.

Mr. Chaplinsky asked who would write the proposal once the RFP comes out. Mr. Grappone explained it is a pretty simple application.

They give about a 30-day period for submittal of the application. That'll be done by the engineering department.

Once we submit to the regional planning agency, continued Mr. Chaplinsky, we can try to get some support to help influence that and emphasize the importance of the corridor to Southington and to the towns north and south.

Mr. Phillips added once an application is in, that's when you really want to be talking to your representatives. It is a competitive process.

Mr. Chaplinsky asked to be notified when the process begins so we can align with those we think can help us.

Discussion of the other projects applied for.

Mr. Chaplinsky brought up the physical model Mr. Phillips was looking into. Mr. Phillips said he reached out to engineering at UCONN as well as landscape architecture where he has contacts. And, they only do very small, site specific projects. They don't anything of this kind of magnitude. In fact, if they did, it would be done digitally.

Discussion.

If there is any prospect of putting a model of best management practices or transportation or visioning of the area, it might come through a corridor study and be digital.

Discussion.

Mr. Chaplinsky said he might be able to help in taking a 3-D model and having it converted into a 3-D printed piece. He has some contacts. Explained.

Mr. Phillips didn't think we'd be able to do any of this, at least, through students. If we do it through any other party, we are looking at a cost.

Mr. Chaplinsky said he'd like to petition the town council to do something then. West Street is a very important corridor in our town and we have done the planning on the parcels. A great major first step. But we have to finish it. We have to do the corridor study and create some models to give the vision to the builders.

Discussion.

The budget process was discussed.

Discussion of it being a state road and we have to go through the state.

Mr. Hammersley asked if the engineering firm selected for on call engineering services could be utilized to price it out so we have an idea of the price for an overall study. He stated he has some contacts with some of the engineering schools and he would do some reaching out.

12. ADJOURNMENT

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

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