



## Planning & Zoning Commission – June 20, 2017

To existing car wash facility, 1132 Old Turnpike Road, in a B zone (FF #232), tabled from June 6

Sev Bovino, Planner from Kratzert, Jones & Associates represented the application. The property is located at 1132 Old Turnpike Road in Milldale at the intersection of Route 322. This is the Milldale Carwash you are all familiar with.

The property is served by public water and sewer and it 0.7 acres. The carwash use has been in operation since the 1970's. The current operation is brushless. The applicant would like to change the truck bay by adding a brush system to the one bay. To do so he needs to extend the existing wall by 17 feet in a southerly direction. Explained.

He explained the doors will have openings on both sides to allow for the water to flow through the facility.

The property is in a floodplain and floodway. When dealing with a property in the floodplain and floodway there are two things to be concerned about: One is the impediment to the water flow and the second is the volume of water being displaced and possible increase in the water elevation.

In this case, the existing structure in its current configuration has not been a problem to the water flow. The water flows south to north right through the openings. Explained.

Therefore, the proposed extension of 17 feet in the same direction in our opinion would not cause a problem as the water will flow right around it or through it. On the doors will be opening to allow the water to flow.

In regard to the volume of water displaced, there is an 8-inch concrete block wall the volume of which is about 1.5 cy or less. There is plenty of area on the property where we can remove that amount of material. By removing it, we are compensating for the impact and eliminating any possible increase in the water level.

The area that we are thinking about is along the pavement area (indicating). We can remove some material and staff has suggested that we actually do a stone trench to actually increase the penetration of the water into the ground.

It is our opinion that based on the data, there will not be any increase in flood level and it will not be a public safety issue.

Staff stipulated that we do the stone trench, remove the material and have some stabilization like loam and seed. Silt fence is shown on the plan and the notes are also shown on the plan regarding the openings and removal of material.

I'll be glad to answer any questions.

Mr. Phillips stated the applicant had to obtain a variance because technically it is a structure in the floodway and they were successful in obtaining the variance.

Also, they propose some storage mitigation to compensate for the walls.

The engineering department has requested that the commission look at a stipulation on the stone trench installation on the final revised plans.

Mr. Grappone said they would be cutting for some compensatory storage that will be raw earth and we feel being adjacent to the parking lot, it would be more useful for a 2-inch recharge trench in that area which the applicant agreed to do.

This is ready for action added Mr. Phillips.

Mr. Sinclair made a motion to approve. Mr. Hammersley seconded. Motion passed 7 to 0 on a roll call vote.

B. Garrett Homes, LLC, site plan application for a proposed 9,367 sf building, 1724 Meriden-Waterbury road, owned by 1724 Meriden Waterbury Road, LLC in a B zone (SPR #1733), tabled from June 6

Matt Bruton, engineer with BL Companies. I was here a few weeks ago and I'll recap the project, state what we've done since and answer any questions you may have.

It's a 2-acre parcel in a B zone on the corner of the Meriden Waterbury Turnpike and Canal Street. An existing residential home with a single access to Meriden Waterbury Turnpike. No wetlands or floodplains on the site.

What we are proposing is a 9300 sf Dollar General with 29 paved parking spaces. He noted the main entrance which is facing the Meriden Waterbury Turnpike. Handicapped spaces placed appropriately. Loading area on the side, as well.

The paved area and new landscaped area was pointed out. Existing woodland forest that is to remain was noted.

All utilities are available in the streets: electric, telephone, water, sewer, and gas.

A storm water management system was designed to mitigate for the increase in impervious area.

Since our last time here, we've addressed comments received from the planning department. They were setbacks, adding sidewalks, adding some landscaping along the frontage, designating a loading area on the side of the building and privacy slats in dumpster area.

Engineering comments were responded to in writing to engineering. We got a verbal okay on our proposed solutions to address their comments.

The last comment we received this afternoon from the fire marshal which is not on this plan is the desire for a rear access for firefighting purposes. That is between the rear of the building here and the residential use. They're looking for a 20-foot-wide access for firefighting purposes. We currently have 20 feet and what we are proposing is a paved graded area, hard surface, for firefighting purposes out to Canal Street.

Discussion.

We will push the building 5 feet forward to create a landscaping island and then have a 25-foot access.

Discussion.

To comply with the setbacks, the building as shown, actually sites on the rear setback line. So, pushing it forward, we still comply with all the zoning setbacks and it will create a bigger buffer in the rear for the access and landscaping screen.

Landscaping the street was discussed.

This is the new architectural elevations that were presented to town staff.  
Discussion.

Mr. Morelli asked about a walk way behind the building for access. A 20-foot-wide access has to be added so there will be foot access there responded the project engineer. There are no doors shown on the back as it is not needed for the operation of the building. But there is a pass door on the corner on both sides.

The use of pavers for the firefighting access was discussed.

Mr. Phillips added the applicant is asking for a waiver of sidewalks. That would be a separate motion.

The applicant stated they need to revise the plans to accommodate the fire marshal's concerns.

We have received a response to engineering comments today. I don't know how much of that needs to be addressed on the revised site plan.

The one issue with the response to planning that I have is in a business zone we are looking at cross easements to adjacent parcels. The applicant has concerns over future land use parking demand adjacent to their site. That's new for me. All of our land uses are going to require parking to support the land uses and the connections between them.

The renderings, we don't have specific requirements on architectural renderings. They have done some changes. It's your call.

Ms. Locks said she didn't think that it has any country-ish look to it. It's very boxy. Very plain. We wanted to stick with the colonial look like up on West Street and we want to continue it through town. I don't think this is appropriate.

The project engineer stated they are asking for a waiver of sidewalks. I believe there are no sidewalks along the frontage on either street in front of our property or adjacent properties. There is a small strip of sidewalk across the street, but it isn't continued further down.

Mr. Sinclair stated the parcel currently to the west is for sale. The project engineer said there was a parcel in between. Mr. Sinclair noted there is activity happening in that area. You have the walking trail so you might have pedestrian traffic coming up from the trail to that area in the future. I wouldn't be inclined to grant a sidewalk waiver in this case.

Mr. Morelli felt it was better for business to have the sidewalk. The walking trail gets a lot of activity.

The project engineer said if that is the commission's feeling, we are more than happy to oblige.

The Chair agreed with Mr. Sinclair's comments. Business creates business. I think it is a good start for sidewalks coming off the trail all the way down to Home Depot, Burger King, et cetera. Good safety for the residents who come off the trail to shop or find restaurants.

You've got work to do. Update the renderings, put the fire department's requests on the plan so we can see it, and the sidewalks.

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

C. Applegate Estates, site plan modification to layout of Phase 4,5, & 6, 90 Applegate, in an R-12 zone (SPR #1734)

Michael Lambert, professional engineer with Harry Cole & Son, 876 South Main Street, Plantsville represented the application.

The project is at 90 Applegate. Originally, we came before you with six different phases. To the south was phases 1, 2 and 3 which have already been built. This is now to the north side. To the east of the property is Walmart. This is very separate from the first three phases of the project. Before there was more single family and a lot more two-family units proposed.

All we're doing is changing the layout of the land. Doing a lot more single units. That's what the applicant has found he has been able to sell faster as that is what people're looking for.

Also, we're doing two six unit buildings adjacent to Walmart to try to help hide and screen the Walmart view from the rest of the property. Just to give it more of a solid wall look. Instead of looking down at the back of the wall of Walmart.

We did receive engineering comments this afternoon. All his comments we will oblige to. We have no problem accommodating his comments and concerns about the project.

We submitted a drainage report this afternoon. In changing the layout, we do decrease the amount of impervious surface.

Discussion.

No wetland disturbance. No changes to the detention basin. No changes to the outlet control structure.

It's more just changing the layout of the buildings and some of the underground utilities.

I'll answer any questions.

The Chair said they are not changing the age restriction. They're just changing the layout of the buildings. Mr. Phillips said as time moves on there is changing preferences and this is the direction in which they want to go. The buildings screen the view from Walmart and I think it is a smart move.

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Mr. Grappone said he did receive a report today but he has not completed the full report but based on what was presented, I have no issues. I have a sixteen-comment checklist and most of them are just housekeeping items.

Mr. Hammersley made a motion to approve with the stipulation that the applicant cooperates and follows all engineering comments. Mr. Morelli seconded.

Motion passed 7 to 0 on a roll call vote.

D. 8-24 Referral: Walkley Fountain Proposal, relocate to Plantsville town Green (MR #513)

Mr. Grappone, professional engineer, Assistant Town Engineer for the Town of Southington, presented this item.

I am here to present the 8-24 referral to relocate Walkley Fountain from a residential property to the Plantsville Town Green. With the proposal is a report which was included in your packet. The report was prepared by Paul Chaplinsky who is forming a committee for the relocation of the fountain project. And, I would like to go through this quickly. (Please refer to the Report in the Town Planner's Office file.)

Basically, Plantsville's Historic Walkley Fountain committee was established for the preservation, restoration and relocation of the fountain which has a lot of history associated with it. The objectives of the committee are to recognize and preserve an important piece of Plantsville's history. Relocation of the fountain to the Plantsville Town Green for residents to take advantage of and become familiar with the rich history associated with Walkley Park and the fountain itself.

In the early 1900's the fountain was constructed in a park at the Walkley residence and actually there was a postcard that was developed in the packet and the fountain is shown. People would come here and actually view the fountain, walk the park and obtain a copy of the picture by way of postcard.

Walkley Park, circa 1910, was developed by Lucius Walkley on land that was encompassed by Kowles Avenue, Elm Street, Prospect Street and Summer Street. The park was equipped with a pond, pathways, manicured lawn and a fountain. Eventually, the land was covered with homes in the area but the fountain remains in the back yard of the home at 35 Elm Street.

In the packet, there are pictures of what the fountain looks like. It has been maintained by the resident at 35 Elm Street. He wants to donate that back to the town and we graciously accept that and want to locate it at the center of Plantsville.

He showed and explained the proposed site plan. He noted where the gazebo is located. The fountain will be located to the right of the gazebo. He showed a Google Earth photo and explained the location. The fountain will be located between two light poles (indicating). The packet gives a bird's eye view of the location of it.

The diameter is just over 21 feet. Hopefully, it will be replicated at the proposed location.

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I'm here to answer any questions. This is an 8-24 Referral which will go to the Town Council.

Mr. Sinclair made a motion to send back a favorable report to the town council. Ms. Locks seconded.

Motion passed 7 to 0 on a roll call vote.

### **ADMINISTRATIVE ITEMS**

- Milldale Holdings, the site plan review application portion of the floodplain application. It's the same thing. Kind of redundant.

- Diversified Limited has a site plan modification for some additional parking on site. We're still working this out from the staff's point of view but it is really of minor nature. I didn't think it rose to the level of full commission review.

- Calco, John Senese, site plan modification for pad site #2. That's the Queen Street Development. Basically, what he is proposing there is an increase from about 4,000 or so square feet what was originally approved as two restaurants to just under an 8,000-square foot building. It would still remain one section for Chipotle and the other side he has retail but the reality is it might be a restaurant. The change is really, besides the building increase, removing the drive thru which I thought everybody would be happy with. And, changing the parking calculation just slightly. We'll work with them on that. I didn't think that the increase in size would be something that you'd want to see, but if you do, that's fine. He is in a rush and July 18<sup>th</sup> is a long way away.

The Chair indicated the commission had no problems with these three being handled administratively.

### **ITEMS TO SCHEDULE FOR PUBLIC HEARING**

- Petition of John Senese (Calco Construction and Development Company) to change the zone from R-12 (residential) to business overlay Zone (BOZ), properties located at 3,4,5,6,7,9,10,11,12,14,15,16,17 Chaffee Lane; 1,2,3,4,5,6,7,8 Stoughton road and 2,4,5,6,7 Upson Drive (Assessor's Map 181, Parcels 31,56,32,55,33,39,46,40,45,44,41,43,42,47,54,48,53,49,52,50,51,37,38 and portions of 34,35,36) (ZC #558) public hearing rescheduled to July 18

### **RECEIPT OF NEW APPLICATIONS**

The Calco modification just discussed.

Festival Fun Parks. It was a subdivision approval next to Lake Compounce on Mt. Vernon Road, I think it was 4 lots. The property was sold to Lake Compounce so they're not going to be moving forward with the subdivision. They are moving forward with the site earth excavation to prepare the site for future use.

**ADJOURNMENT**

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

(Whereupon, the meeting was adjourned at 7:37, p.m.)