

PLANNING AND ZONING COMMISSION
TOWN OF SOUTHTON

NOVEMBER 21, 2017

The Planning & Zoning Commission of the Town of Southington held a public hearing and a regular meeting on Tuesday, November 21, 2017 at the John Weichsel 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:

Paul Chaplinsky	James Sinclair
Robert Hammersley	Jennifer Clock
James Morelli	Susan Locks
Michael DelSanto, Chair	

Alternates: Peter Santago, Joe Coviello, Ross Hart & Ted Cabata

Ex-Officio: Robert Phillips, Director of Planning & Community Development

James Grappone, Assistant Town Engineer
Mark J. Sciota, Interim Town Manager

MARK J. SCIOTA, Clerk, Presiding:

Congratulations to all who were elected and welcome back to those who did not have to run for election this year.

Those who are being sworn in, please stand and raise your right hand.

(Sworn, sworn)

Congratulations!

(Applause)

Roll Call by Mr. Phillips was called. A quorum was determined.

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

4. Election of Officers

- Chair

Mr. Sciota asked for nominations. Mr. Chaplinsky nominated Michael DelSanto for Chairman of the Planning & Zoning Commission.

Mike is in management at the State of Connecticut Families division of the Connecticut Judicial System. He has tirelessly served our community as a Planning & Zoning Commissioner since 2001.

In that time, he has been involved in many different committees through both planning & zoning and the Town of Southington. He has made economic development the cornerstone of his leadership style while carefully insuring we are proactive in planning for the preservation of the future of our town.

Mike is extremely passionate and loyal to the Town of Southington. In his sixteen years volunteering for this board, he has only missed seven meetings.

I'm proud to call Mike a friend and I'm proud to have the privilege to make his nomination for the position of Chairman of this fine board.

Mr. Morelli seconded.

Hearing no other nominations, Mr. Sciota closed the nominations.

Motion passed 7 to 0 on a roll call vote.

Congratulations.

Applause.

MICHAEL DELSANTO, Chair, presiding:

Chair DelSanto thanked everyone. He appreciates the honor and he will continue to work tirelessly and hard for what is in the best interest of the Town of Southington.

- Vice Chair

Mr. Hammersley nominated Paul Chaplinsky for the position of Vice Chair of the Planning & Zoning Commission.

Paul is a technical executive in the (inaudible) division of a multi-national chemical company and has served our community and planning & zoning since 2008. During that time Paul has served on various subcommittees, including the West Street Subcommittee and the Continuous Improvement Subcommittee. Paul is passionate about setting strategy for the Town of Southington and balancing economic development with open space availability for the community.

Paul has previously served as the Commission secretary and most recently as vice chairman and I am happy to make the nomination for Paul continuing as Vice Chairman of the Commission.

On a personal note, this guy is a hustler. I witnessed it firsthand and I've been out several times with him and he works very hard --- not just here --- but he works around the clock. He is a very hardworking person. With that, I make the nomination.

Mr. Morelli seconded.

Hearing no other nominations, the nominations were closed.

Motion passed 7 to 0 on a roll call vote.

Congratulations.

Applause.

- **Secretary**

Mr. Chaplinsky nominated Jennifer Clock for the position of Secretary of the Planning & Zoning Commission.

In Jennifer's private life she is a successful executive at an insurance firm and has served our community as planning & zoning commissioner for five years. In that time, she has made significant contributions leading the very difficult efforts to update our POCD. That was quite an undertaking.

Jen's has also had strong collaboration with our community during that time as well as professionals and other town boards.

She served on the town wide open space subcommittee looking at strategy for open space in town and reviewing potential acquisition targets.

She has most recently served as Commission secretary and I am extremely proud to nominate Jen to continue serving as the planning & zoning commission secretary.

Mr. Hammersley seconded.

Hearing no other nominations, the nomination section was closed.

Motion passed 7 to 0 on a roll call vote.

Congratulations.

Applause.

- **Appointment of Alternates**

Mr. Chaplinsky appointed for a two-year term Joe Coviello. Mr. Morelli seconded. Motion passed unanimously on a voice vote.

Mr. Chaplinsky appointed for a four-year term Peter Santago. Ms. Clock seconded. Motion passed unanimously on a voice vote.

(Sworn, sworn)

Congratulations!

The Chair stated the team is back and we are ready to work hard for the next two and four years respectively. Congratulations to all!

A couple of housekeeping items.

Is that a Mr. Hammersley in the crowd? Thanks for coming.

I see lots and lots of high school students. I want them to each come to podium and give their name, their grade and why they are here.

Coral Tamari. Senior. Because my sister made me.

Ariana Jones. Sophomore. Civics Project.

Sara Tamari. Coral's sister. Made her come. I'm here for a freshman civics project.

Kevin Larrabee. Civics project.

(Inaudible). Ninth grade civics project.

Collin (Inaudible). Ninth grade civics project.

Mark (Inaudible). Ninth grade civics project.

Michaela Ceruti. Nine grade civics project.

The Chair thanked them for coming and wished them the best of luck in their endeavors at the high school.

5. Approval of Minutes

A. Regular meeting of October 17, 2017

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

6. Public Hearings:

Mr. Phillips read the legal notice into the record for the public hearings tonight.

A. Joann and Matthew Oats, Home Occupation application for home office for auto glass company, 216 Meriden/Waterbury Turnpike, in an R-12 zone (HO #68)

Mr. Phillips noted this item needs to be tabled as the applicant was unable to get the required notices out in time.

Mr. Sciota advised this will be continued to the next meeting which is December 5th and will be renoticed through the Planner's office.

Mr. Phillips clarified this public hearing was not opened this evening. The whole process was continued.

B. Lovley Development, Inc., Special Permit application to construct garage space exceeding that which is allowed on a new proposed home, property owned by Ross E and Janis L. Cook, Jr., located at 488 Winding Ridge, in an R-80 zone (SPU #586)

Sev Bovino, Planner with Kratzert, Jones & Associates represented the applicant.

The property is at 488 Winding Ridge in an R-80 zone. The proposed house is 4,003 sf. The proposed three car garage is 1,420 sf. The allowed space for each unit of the garage is 364 sf for a total allowed 1,092 sf. The application is to allow the additional 328 sf of space with the understanding it will not be used for commercial space. An affidavit to that affect was submitted for the record. The neighbors were notified by certified mail.

The applicant and his family have multiple cars and motorcycles in addition to the typical equipment necessary to tend the property for maintenance and upkeep.

You can see on the plans submitted, the garage is a two-car garage and then the one car garage facing the street. From the street you will see the one car garage door. From the neighbor's property to the south, you will see the two car garage doors.

Each garage is slightly above the allowed space and that's why we are here to request you allow the proposed house as it stands right now.

We feel this proposal fits the neighborhood and is in harmony with it.

No living space in the garages.

The setback from the road in this zone is 60'. The proposed garage's closest point is 61' at the corner and actually 71.9' from the neighbor's property line.

(Those speaking in favor of the application)

None.

(Those speaking against the application)

None.

The Chair closed the public hearing portion of the meeting.

7. Business Meeting

A. Joann and Matthew Oats, Home Occupation application for home office for auto glass company, 216 Meriden/Waterbury Turnpike, in an R-12 zone (HO #68)

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

B. Lovley Development, Inc., Special Permit application to construct garage space exceeding that which is allowed on a new proposed home, property owned by Ross E and Janis L. Cook, Jr., located at 488 Winding Ridge, in an R-80 zone (SPU #586)

This is ready for action noted Mr. Phillips. No staff concerns.

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

C. F & F Concrete, site plan modification to change location of building and associated parking 111 Atwater Street, in an I-2 zone (SPR #1715.1)

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

This project is off of Atwater Street near the exit off I-84. This plan showing now is what was presented to the commission last year and was approved in 2016.

Our applicant has gone through the process of trying to find tenants for the building he's trying to construct. What he has found is that if we rotated the building to have the longer side towards the road will have more store frontage which is what the potential tenants are looking for.

We rotated the building 90 degrees. We have updated the parking lot down to 41. We only have parking in the front now.

We have comments from Planning & Engineering and we've addressed those and submitted them only yesterday.

I'll answer any questions.

Discussion of the approval back in August 2016. The parking change was discussed and it is compliant with the regulations.

Mr. Phillips said planning has reviewed the response to comments and the one remaining issue is we have a hoop structure that has not benefitted by the approval of a building permit. It is ongoing issue we have been trying to get them to comply with. There is an outstanding issue and staff can't recommend approval until it is resolved.

Mr. Lambert said his staff has called the applicant but he is not sure of the status.

Mr. Grappone added he hasn't completed his review but we made a request for a drainage easement and we appreciate the applicant abiding by that requirement.

Discussion.

It was noted the hoop structure stores salt & sand.

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

D. Release of \$8,000 maintenance bond, Merry Oaks Estates (S #1244)

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

E. Release of \$15,000 Maintenance bond, North Ridge Estates, Phase 1 & 2 (S #1302)

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

F. Reduction of subdivision bond from \$202,000 to an amount of \$54,000, East Gate Meadows (S #1298)

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

G. Reduction of subdivision bond from \$650,000 to a new amount of \$384,500, North Ridge Estates (S #1302)

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

H. Request for five (5) year extension of approved site plan, 60 Mastrianni Place (SPR #1353.1)

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

I. Request five 5-year extension of subdivision approval, retroactive to September 4, 2017. The ARC of Southington, 314 Summer Street (S #1291)

Mr. Morelli abstained from this item as he is on the Board of Directors.

Mr. Phillips said the subdivision expired on September 4th of this year. In past experience, within the realm of reason, commission's have retroactively approved an extension. I've consulted with the interim town manager/town attorney and he agreed as long as the commission grants the extension the five-year extension to September 4, 2022.

Mr. Sinclair so moved the motion which Mr. Chaplinsky seconded. Motion passed on a majority voice vote with Mr. Morelli abstaining.

J. Release of \$6,000 E & S bond, Pro Caire, LLC, 51 Triano Drive (SPR #1608.1)

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

K. Acceptance of Fragola Drive from West Center Street to its terminus, a total distance of 740 feet (.14 miles) and Fral Court from Fragola Drive to its terminus a total distance of 530 feet (.10 miles) subject to the receipt of a \$35,000 maintenance bond (S#1310)

Mr. Phillips advised this is past your policy date of accepting infrastructure and roadways. There was an issue here that was out of our control with CL&P. So, staff is recommending you consider this acceptance with the stipulation the town is not responsible for leaf pickup.

Mr. Sinclair made a motion to approve with the aforementioned stipulation. Mr. Morelli seconded.

Mr. Chaplinsky asked if the leaf pick up has been done and has that been discussed with the parties? Mr. Sciota noted the subdivider has agreed to the stipulation.

Motion passed unanimously on a voice vote.

L. Release of \$203,000 subdivision bond pending receipt of a \$35,000 maintenance bond, West Valley Development (S #1310)

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

M. Informal Discussion for redevelopment on corner of West and Curtiss Streets.

Gary Capitanio (sp) Borghessi Building and Engineering Company, Torrington, CT presented some ideas and thoughts for developing a piece of land on the corner of West & Curtiss Streets. We had a meeting with Mr. Phillips to discuss the intentions for the development. Handed out site layouts to the commissioners.

This is in the MUT zone and it's for that larger tract of land. This the development on the first corner parcel. There is interest for a medical office use, proposed two level building. The first floor would be medical offices and the second floor would be athletic, physical rehab and things of that nature to compliment the use on the first level.

We're confident we are in compliance with the zoning requirements (parking, setbacks, landscaping).

There is a pocket of wetlands which the plan shows filling of the wetland area and we don't know if that is possible, or not.

The main topic of this discussion is the appearance and materials proposed to be used which aren't necessarily totally in compliance with the zoning regulations for the MUT zone. (Handed around another handout.)

This is to present to you the looks of the building and the materials and to have some input as to your reaction.

Mr. Phillips added through the discussion we realized the site constraints including the easement for the large waterline going across town which cuts right through the corner which prevents the ability to showcase the building on the corner. Between that and the wetlands, maybe, in the northeast corner near the future access point it kind of boxes them in a little bit as to what they can do.

I did talk to the applicant about the building design. I didn't know how you would react to what was proposed here. This is MUT zone and ideally, we want to have a conceptual plan for the entire area and this is just a small portion of it, so we won't get that conceptual plan. It is important to know they're trying to work with that future vision by having a future access road.

The MUT zone has design criteria in the regulations, therefore, anything that would violate that would have to go to the variance process, subject to a special permit. You have the discretion to tailor this the way you want it to look.

I told the applicant now would be a good time to come in for an informal discussion with the commission to get feedback and make the necessary accommodations as they move forward.

Placement of the building was discussed by Mr. Phillips indicating he would have liked to have showcased the building at the southwestern portion right on the corner of West & Curtiss and have parking in the rear. But with the easement running right across that portion of the lot, it prevents anything from being developed in that area, so they are kind of painted into the northwest corner. The northeast corner is where there may be some wetlands impacts, too. There are definitely some hurdles to jump through here.

If there are wetlands, there is no guarantee they can be filled. We don't have a lot of options here.

The Chair brought up the look of the building. We've been working hard on West Street and the building looks nice, but is there anyway we could put an older flair to the building, less contemporary, more colonialish.

Mr. Capitanio explained the tenants wanted to do branding for their identity. I will share with you it is Trinity Health Care is the tenant on the first level. The second level, we are having discussions with the YMCA for their expansion space. Those are the synergies we're trying to tie together.

Discussion.

The Chair noted we have examples of what we're looking for and you can communicate with staff.

Mr. Capitanio asked the commission to consider the fact that the parcel --- the whole tract of land in the MUT zone --- two different owners. We're dealing with one who has control of this front parcel. We are in no way in a position to do a master plan for this. We were hoping for some consideration as it is an isolated corner, signature lot. I've read the regulations and that was part of our thinking in presenting and discussing it. Just trying to make everything work.

Mr. Morelli said it looks beautiful, really nice. I am in sync with the POD for West Street and the look they want. What is coming in now looks like a lot of the same "boxy" stuff. I would say, we've told developers already we are not going to have that modern stuff, I think if there is a creative way for you to incorporate colors or

tones or materials --- maybe not a colonial design, but those features, it might be more in line with what we want to see.

It is important for us to get a nice development there and this would be the cornerstone of the development. We appreciate having this discussion, too.

Mr. Phillips asked about the building aesthetics on the south side? There is a medical office and a dentist over there. UCONN Health Center?

Mr. Chaplinsky thought this would be a nice staple there. I like the medical office complex and it's good for that area. I'm more of a hardliner on the look and feel. I committed to the people on West Street and we really worked hard to let people know we would pay attention to what it would be like. If we let you do this building like this, we are setting the tone for the rest of the area.

Discussion.

This zone is a transition away from this look into a softer more colonial touch. You can add features. That will be a gateway building and the cornerstone of the colonial look that transitions away from the highway and the traditional institutional box look which is okay for the highway area.

Discussion.

I'd like to see you come back with a couple of options, suggested Mr. Chaplinsky.

The access road was discussed in detail.

The town mapped wetlands were discussed in relation to the access as it relates to the DEEP mapped wetlands. A field delineation is necessary and this must go to the wetlands commission.

Flexible parking instead of blacktop was discussed.

Mr. Phillips said the most important thing is that this is an informal discussion based on two pieces of property that are already developed, already have structures on them. And, then what should this look like as being the first key here. We should be okay looking at this little piece rather than a bigger development plan is because it's already developed. It's being redeveloped.

The Curtiss Street entrance may have to move farther away from the intersection. We'll look at things like that. This is just conceptual for comments before they go down the wrong path.

Mr. Capitanio noted the medical use is a heavy parking requirement for it to succeed. The Y needs plenty of parking. There's a lot of involved and I just wanted to have the informal discussion with feedback. Is it safe to say that the colonial --- headed more of the rooflines instead of a flat roof is one step in the

direction you'd be looking for? And, materials, etc.

Discussion.

Mr. Chaplinsky noted color schemes, natural window treatments, etc.

Mr. Hammersley suggested a traffic study for the effects on West Street. Just sort of a heads up as that is something that I'm looking for as part of the application before us.

8. Administrative Items

- Preservation Subdivision Discussion

Mr. Phillips advised we are still at the stage of what should we do? Should we do this, number one, make some changes. And, number two, if we do, where should we do it? Just the R-80 zone, the R-40? That's why I supplied some of the undeveloped land acreage for consideration. And, if we do it in any number of zones is it the only option and mandated as the option to do?

Once I get an idea of where we want to go I can make the changes and bring it before you again for one last review.

After commissioners comments and discussion, Mr. Sciota commented an open space preservation subdivision should be the option. It does everything you want it to do. It preserves the land and it shortens all the infrastructure and roads. You allow no more lots and you can do the same number of lots you can do under a traditional subdivision but you don't have a conventional subdivision any more. The developer is able to work their whole property and shorten the roads, shorten the sewers and it also decreases their costs. It still gives them the same amount of lots.

The theory is it benefits everybody Mr. Sciota continued. More open space, yes, the lots are smaller, but you also reduce your infrastructure and the roads are shorter which benefits everybody.

I'll leave it up to staff to figure out. It is a win for everybody.

Discussion.

Small cul de sacs were discussed as being undesirable. Rear lots in R-40 & R-80 zones were discussed.

Golf course and ski area land was discussed.

All commissioners were polled and agreed to move forward with the language. Zones R-40 and R-80 were to be considered.

2018 Meeting Schedule

A motion to put this item on the Agenda was made by Mr. Chaplinsky. Mr. Hammersley seconded. Motion passed unanimously on a voice vote.

After discussion, Mr. Chaplinsky made a motion to approve adding back in the first meeting in November, November 6, 2018. Mr. Hammersley seconded. Motion passed unanimously on a voice vote.

9. Regional Planning Commission Update

Mr. Cabata reported on the most recent meeting. Discussion was the long-term development plans for Bradley International Airport. They're trying to increase more international flights to stay competitive.

One long-term goal is to get a light rail in there eventually. Way down the road the plan is to have a light rail line going from a Windsor station to Bradley.

They plan to move all the rental car places into one set area for convenience.

10. Items to Schedule for Public Hearing

A. Joann and Matthew Oates, Home Occupation application for home office for auto glass company, 216 Meriden Waterbury Turnpike in an R-12 zone (HO#68) December 5

B. J.R. Clisham, Special Permit application to construct multiple buildings on one parcel, property owned by Fifteen Eighty-Eight Group, LLC, located at 1588 Meriden Waterbury Turnpike, in an I-1 zone (SPU #587) December 5

C. Wonk Road Partnership, Special Permit application to construct an age restricted multifamily development of 40 units, property located at 37 & 43 Hunters Lane, in an R-12 zone (SPU #588), January 2, 2018

All set to schedule.

11. Receipt of New Applications

Just Winding Ridge and the other three mentioned for public hearing.

Commissioner Comments

Mr. Chaplinsky brought up West Street. We've been diligently planning for West Street. A long term issue. For the last couple of years we've been trying to get facetime with the CTDOT. Our local senators and representatives made presentations to the DOT and we're starting to get a little bit of notice by some of the folks there that we may be in a position to get some activity going with doing a Corridor Study and planning for the traffic situation we have already and in the future.

Mr. Chaplinsky had a discussion with Mr. Hammersley and we do have John Fusco in communication with the DOT and helping us in trying to get notice.

Mr. Hammersley discussed future strategies. He suggested for a future meeting adopting a resolution that would go to the town council and our legislative delegation, DOT and CROG in support of doing the study on that corridor. I've heard a lot about the issues with that corridor that have cropped up over the last few years. (Jude Lane/West Street intersection area.)

I'd like to work with the Chair and maybe staff, if everyone is in agreement, to put some wordsmith into a resolution and that will lend itself to us going to DOT and trying to get them to take seriously looking at that corridor. The corridor has a lot of potential both in a good way and a bad way. I'd like to see it go in more of a positive direction.

Everyone agreed that is a good plan to bring forth a resolution.

Extensive discussion on West Street not becoming a Queen Street and the traffic concerns and curb cut concerns along with access roads.

Mr. Hammersley explained the process that must be followed. CROG has funding and maybe we can work with them on that. A Bill can be introduced to get some bonding money, also, he noted.

Discussion.

Mr. Cabata added he brought this item up at the CROG meeting and he got blank stares.

Discussion.

Mr. Cabata suggested talking to Bristol to try to get traffic to go on Route 72.

Discussion.

The Chair added Bristol just did a study on Route 6 from Plymouth to Farmington.

Discussion.

12. Adjournment

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

(Whereupon, the meeting was adjourned at 8:20 o'clock, p.m.)