

PLANNING AND ZONING COMMISSION  
TOWN OF SOUTHTON

FEBRUARY 19, 2019

The Planning & Zoning Commission of the Town of Southington held a regular meeting on Tuesday, February 19, 2019 at the John Weichsel Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Michael DelSanto, Chair, called the meeting to order at 7:01 pm.

The following Commissioners were in attendance:

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

Alternates: Peter Santago & Val Guarino

Ex-Officio: Robert Phillips, Director of Planning & Community Development  
James Grappone, Assistant Town Engineer

Absent: Joe Coviello, Alternate

A quorum was determined.

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

Ms. Locks made a motion to add an item to the Agenda: Appointment of Democratic alternate. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

The Chair added that as Item G under the Business Meeting.

**MICHAEL DELSANTO, Chair, presiding:**

4. MINUTES

A. Regular Meeting of February 5, 2019

Mr. Hammersley made a motion to approve. Ms. Locks seconded. Motion passed on a majority voice vote with Mr. Chaplinsky and Mr. Morelli abstaining.

5. BUSINESS MEETING

A. Susco Building Group, LLC site plan application to construct a 3,600-sf building, parking area and outside storage area, property located at 49 Birch Street, in an I-1 zone (SPR #1773) tabled from February 5<sup>th</sup>.

Stephen Giudice, Harry Cole & Son, 876 South Main Street asked for a table. The wetlands site walk is scheduled for the 21<sup>st</sup> and then before the wetlands commission the first week in March. We

are working on revising the plans and hopefully we'll get the wetlands squared away before we come before you.

Mr. Hammersley made a motion to table which Mr. Morelli seconded. Motion passed unanimously on a voice vote.

B. Diversified Unlimited, LLC site plan to construct a proposed 5,465 sf Longhorn Steakhouse Restaurant with associated parking lot, property owned by Executive Two Hundred, LLC located at 200 Executive Boulevard, in an I-1 zone (SPR #1772).

Stephen Giudice with the office of Harry Cole & Son and I am here representing the owner and applicant as noted on the application.

I am joined by Joe Marruzzi who is the owner/applicant, Executive Two Hundred, LLC and Diversified Unlimited and Neil Terwilliger with Garden Restaurants, Inc.

The property is known as 200 Executive Boulevard and it's located between Executive Boulevard North and Executive Boulevard South and West Street a/k/a The Hartford Building. It's been vacant for quite some time. Mr. Marruzzi bought it and has been improving the building and filling it up. Webster Bank occupies quite a bit of space in that building. We are proposing a restaurant at this location in the front.

The parcel itself is 12 acres, zoned I-1, executive park. It is abutted by streets and other I-1 users. It contains one building that has approximately 250,000 sf. It contains a total of 740 parking spaces. Serviced by public water and public sewer.

There is a TOS sewer easement that runs through the subject area of our parcel. We will work around that in our proposal.

This site generally slopes from West Street to the west throughout the site to a wetland area behind.

Showed an overlay of the proposal. The plan is to construct a 5,465-sf restaurant with associated parking in the front.

This property was the subject of a special permit application for multiple buildings on one site. We came before you and proposed a restaurant (indicating) and then another type of user on the southerly side. The only stipulation you had was you didn't want a drive-thru or a banking facility.

The plan has changed a little bit. We are proposing one building (indicating) not two. Curb cuts, we are using an existing curb cut here (indicating) for access on the southerly side and then we have a proposed curb cut on the northerly side. The parking lots will be connected but this will also have a separate point of egress to the north.

Longhorn has a specific layout for the building, parking layout, handicapped spaces, et cetera and we worked closely with them to get the site layout that way. It functions very well. We are able to get our delivery trucks through the site. There are slight modifications to islands (indicating) and things generally work well for us for emergency apparatus and deliveries and such.

We also account for pedestrian traffic. The existing sidewalk runs along the existing roadway system. They will be tied in with our internal sidewalk system. A series of sidewalks that connect to the building through handicapped spaces, et cetera.

I'll have Mike Lambert talk to you a little bit about the storm drainage design, what we've done through a grade perspective and stormwater management.

Michael Lambert, PE with Harry Cole & Son explained we do have the curb cut up on the top (indicating) and then interconnect on the bottom. The parking lot is split between the north and south and we try to keep that with the grading and storm drainage collection. Most of the upper half of the parking lot is being discharged through a collection system and that is backfilled into an underground infiltration system where it discharges into the existing collection system that's out there.

The southern half and some portions of the roof are getting collected in another collection system that is getting discharged into a similar underground system. Explained.

We are providing ZIRO for the site per the town engineer's requirements.

Throughout the site we hold about a 5% cross pitch throughout the parking lot except for the small rear access on the drive behind the restaurant down into the interconnector --- that's about a 6.5% or 7% in some areas. The rest of the site has the 5% maximum which is what we try to hold for parking lots so doors don't open and close on their own.

The surrounding site, the restaurant and all the sidewalks and parking spaces, the access and ramp up to the existing sidewalk on West Street is all 2% max, ADA compliant.

The sanitary connection and a kitchen waste line is going to be connected to a grease trap connected into the sanitary main that runs through the property at the northwest corner of the building.

Mr. Giudice showed the architectural for the PZC's review and comment.

Color combinations for the new prototype were discussed by Neil Terwilliger.

Mr. Giudice stated they have received some comments from staff and they are in the process of revising the plans accordingly to the comments.

That concludes our presentation and we request a table.

Ms. Scalise asked for and discussion was had on the signage. The applicant will comply with the town ordinances or they will seek relief from the ordinances.

Mr. Phillips explained the process for signage which is under a separate permit.

Mr. Chaplinsky asked about trees on the site currently. Mr. Giudice noted there is a requirement for some cutting of trees.

Discussion.

Mr. Chaplinsky brought up the parking for the restaurant.

Discussion.

The vehicular traffic pattern was discussed with emphasis on people coming into the site. And, are you willing on the southwestern part of the property to look to maybe add a lane there.

Extensive discussion.

The delivery truck route was discussed.

The southerly exit was discussed as being dangerous on Executive Boulevard.

Discussion.

Mr. Giudice indicated they would explore all the options, meet with staff and do what works the best.

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

C. John J. Roncaioli, floodplain filling application for a proposed addition to house, 62 Echo Valley Road, in an R-20/25 zone (FF #259).

The applicant, John Roncaioli, explained he would like to build a three-car garage in a flood zone and that is why I am here.

Mr. Phillips advised the original application came in and it has gone through wetlands. It was approved there with stipulations to provide additional information to verify that this is something that can be done.

Revised plans came in showing topography and floodplain. Right now, staff has questions regarding the construction of the original residence, the floodplain regulations when they were approved and what is allowable within those regulations and how this addition would fit into those regulations. Staff has requested of the applicant that the commission consider a tabling so we can kind of look at this a little bit closer before making any decisions.

The applicant agreed that was his understanding.

The Chair advised the applicant to meet with staff and go over the application.

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

D. Information Discussion – expansion of existing “Kitchen Cabinet Outlet” facility to provide more showroom space for cabinets, preparation area for countertops and related space such as office, 931 Queen Street in a B zone.

Sev Bovino, Planner, with Kratzert, Jones & Associates representing the applicant, Kitchen Cabinet Outlet located at 931 Queen Street just north IHOP and the TJ Maxx Plaza.

On the screen, he noted the existing facility and the parcel which is owned by the same company. The existing facility is approximately 9,000 sf which has a showroom, office space and a pickup delivery area in the back of the building.

The property is owned by Lewis Realty. The business would like to expand and build additional space on a parcel of land to the south which is 2.12 acres. The new facility would be similar to the exiting one except it would have a countertop preparation area in addition to showroom, office and pickup area.

The proposal is to build the building here (indicating) with the entry from the same curb cut, head south to the parking area, delivery and pick up here (indicating). This is the proposed building (indicating).

The building is about 6,000 sf.

We are seeking your opinion under Section 4-02-11(i) to see if this use is of the same general character as those listed as permitted use in a B zone.

The plan will be subject to Section 9 of the regulations which would be a site plan application.

The Vice President of the company, Jim Clarke, is here and Mark Lovley is here in case you have additional questions.

I have for the record for you to look at some assessor's maps which shows the parcel and the surrounding areas.

(Submitted)

The Chair asked Mr. Phillips why this has come before the commission instead of staff discussing.

In the new building the applicant would like to add he preparation area for countertops. It's more of an industrial activity at first glance, as you've seen previously on the informal discussion for the fertilizer place on the Meriden Waterbury Turnpike, that was another one of those situations where staff didn't feel comfortable representing your decision and had you review it so you can find it be similar or not. There are residential areas right there.

The Chair asked for commentary on noise, hours of operation, big smoke stacks or smelly epoxies?

Mr. Bovino stated there will be a buffer along the north side of the property next to the residential uses. The building will be centered on the property. He noted the driveway between IHOP and TJ Maxx. He pointed out the residential use. And, the residences are facing the road here (indicating). We are protecting them.

The business is by appointment and people show up to look. Half of the building is dedicated to showroom and office and the other half will be the prep area where there will be the slabs of countertops with a machine that cuts them for display.

Discussion about the similarities between the two buildings and special permit versus site plan modification.

This is a separate parcel of land. It's an expansion of the current facility reiterated Mr. Bovino. There is not enough room to add on to the current building. We do own this parcel and the plan is to use it.

Mr. Chaplinsky felt this was something that could be worked into the business zone. It's an expansion of the retail business use. How open is the applicant to allowing cross easements between the adjacent parcel owners? Meaning, allowing people to traverse from one business to another. There is a Cumberland Farms there and a hair shop. How open are you to allowing access so that people coming off of Queen Street could go to/from that parcel or vice-versa.

Mr. Chaplinsky continued that his mission on Queen Street is to connect parcels. Explained.

He would like to have discussion with the people who own the parcel, economic development and staff and I would like to see all of those parcels be able to traverse thru each other through some sort of interconnection. I would like to see an exit on to that private road, one way, not allowing a left allowing people to go down the private road, but to take a right and go to the traffic light.

Discussion.

Jim Clarke, Jr. totally agreed. It would alleviate a traffic problem when you are coming out of Kitchen Cabinet Outlet and you are trying to make a left on Queen Street it is hellacious. That would certainly alleviate a problem. You have the traffic light there. I've been looking to do this for a long, long time but I was told "no" a long time ago. If it could be done, I think it's a real positive for everybody. Discussion.

Discussion of a sidewalk being put in for the residents at that housing camp. Indicating the lower part to the west.

Mr. Bovino said they'd research how it was accomplished when they did IHOP and who the contact is legally to make sure it's done right.

Ms. Clock expressed a concern about what would be happening in the production phase and the neighbors. I think that may present an issue.

Mark Lovley, President of Lovley Development presented that there is going to be at the back cutting of granite inside. It's to store and cut slabs. That's inside the building. It's cut with water and stuff like that. I don't think we'll have a problem with the neighbors as that will be all inside, closed in. There will be some storage of granite. We're planning on screening this with either all pine trees or white vinyl fencing. We talked about bringing the driveway out when we met staff before, too.

No parking of commercial vehicles on site. Showroom for the granite, cutting on the inside and nothing on the outside. Hours are 7:00 am to 5:00 pm. No weekends. Just showroom meetings on weekends.

The Chair wanted to see renderings showing the trees/fence.

Mr. Bovino submitted preliminary hard copies of the site plan.

After polling the commissioners, the consensus of the commission is that this type of expansion would be something you consider a similar use in a business zone. It is just an expansion of their business.

E. Lovley Development Group, request for release of \$20,160 public improvement bond, 1095 West Street (SPR #1513.3).

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

F. Request for \$2,800 bond in lieu of site plan compliance, 1187 Queen Street (SPR #1757).

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

G. Appointment of Democratic Alternate Commissioner

Ms. Locks nominated Stuart Savelkoul, 67 Walkers Crossing, for the position of Democratic Alternate PZC Commissioner. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

7. ADMINISTRATIVE ITEMS

A. Sign Subcommittee Report

B. Open Space and Land Acquisition Report

No report.

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

- David Pepin, special permit application for a garage in excess of 3 spaces, 1564 Mount Vernon Road in an R-20/25 and R-80 zones (SPU #619), March 19.

9. RECEIPT OF NEW APPLICATIONS

No additional.

10. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:15 o'clock, p.m.)