

SOUTHINGTON PLANNING AND ZONING COMMISSION
Public Hearing & Regular Meeting
January 2, 2008
Town Hall Council Chambers, 75 Main Street, Second Floor

MINUTES

Chairman Zaya Oshana, Jr., called the Southington Planning & Zoning Commission to order at 7:01 pm with the following members in attendance:

Kelly Kennedy DelDebbio, Michael DelSanto, Francis Kenefick, Dawn Miceli and Patrick Saucier

Others: Mary F. Savage, Town Planner, Mark J. Sciota, Town Attorney and Anthony J. Tranquillo, Town Engineer

Alternates: Stephen Kalkowski, Alternate
Commissioner
Dennis Vachon, Alternate Commissioner
Lisa Conroy, Alternate Commissioner

Absent: James Sinclair, Commissioner
Brian Zaccagnino, Alternate Commissioner
John Weichsel, Town Manager

The Chair seated Alternate Lisa Conroy for James Sinclair this evening. A quorum was determined.

The Pledge of Allegiance was recited by everyone in attendance.

A very Happy and Healthy New Year!

Zaya Oshana, Chairman, presiding:

Approval of Minutes

Regular Meeting of December 18, 2007

MR. SAUCIER: So moved.

MR. DELSANTO: Second.

(Motion passed unanimously on a voice vote with Mr. Kenefick and Ms. Conroy abstaining.)

MR. SAUCIER: Mr. Chair, I'd like to make a motion to add a few items to the Agenda:

Item 5-E - Road acceptance of Glenwood Park Road, S #1219 pending submission of \$24,200 maintenance bond.

Item 5-F - Bond in lieu of site plan compliance, 341 West Street, SPR #1400.1. The bond amount required is \$35,000.

Item 5-G - Country Club Estates, 150 Savage Street, S #1251 - Request for 90-day extension for filing the Mylar.

Item 5-H - Oakridge Developers, Oakridge Estates, Hollandview Drive, S #1220. Request for release of \$18,00 P & I Bond and \$5,000 bond for subsurface stormwater detention system.

Item 5-I - Bond in lieu of site plan compliance, 61 Curtis Street, SPR #1305.1 and the bond amount required is \$6,800.

MR. DELSANTO: Second.

(Motion passed unanimously on a voice vote.)

5. BUSINESS MEETING

A. Central Contractors, LLC, Captain Lewis Drive and Townline Road, 17 lot industrial subdivision, S #1262.

My understanding is that these plans are currently being revised and they are not ready for action this evening. And, we are looking for a table on this.

MS. SAVAGE: Yes, the agent requested a table.

MR. DELSANTO: Move to table.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

B. St. Aloysius Church, 254 Burrirt Street, site plan modification, SPR #1325.3.

MR. BOVINO: Good evening. Happy New Year and a healthy one to everyone.

THE CHAIR: Happy New Year.

MR. BOVINO: Sev Bovino, Planner with Kratzert, Jones representing the applicant. This project was approved in '04 by

the previous Zoning Commission. For orientation purposes, this is Burritt Street. The current building, the existing church. In yellow delineates the existing parking area.

The proposal is for a school in the back of the property. The building has been revised. The basement has been eliminated, about 2,200 sf of basement, 600 sf of first floor has been eliminated.

The proposal is to add parking in front of the new building here and access to the rear of the property and a detention area to comply with the ZIRO requirements.

The proposal is to share parking. In addition to these parkings, we want to share parking with the church because this is a CCD program and it does not conflict with the church operation and it's done after the school hours. At this stage, that is the proposal in front of you.

THE CHAIR: Are there any questions?

MR. DELSANTO: I have a question. Mary, how does this differ? I mean, what's different from the original?

MR. BOVINO: The difference from the original is as I said, the basement has been eliminated. It's a slab on grade. The building first floor reduced slightly. And, the difference is it was a large parking area to the north that was proposed and it's indicated here on this other sheet next to the previous one there.

And, what we want to do is phase the project.

So, if and when there is a need, the program expands and we have a need to have additional parking, we will construct this part of the site plan.

MR. DELSANTO: Okay.

THE CHAIR: Okay, thank you.

Ms. Savage?

MS. SAVAGE: Comments are laid out for you on the checklist from the Engineering Department. I had prepared a review checklist on the first set of plans that had been submitted which are not these plans in front of you.

Um, after that, we found out that there was a revision. And, so that has been reviewed by me and it is in the process of being typed by my staff.

At this point, the project is not ready for action. So, we haven't found anything that, as I told Mr. Bovino earlier today, the comments that staff has identified, none of them are deal breakers per say, but you know, the sewer line isn't shown exactly where it is and there's just a couple of engineering technicalities to be ironed out.

So staff's opinion is this is not ready for action and we would recommend a table.

MR. KENEFICK: Sev, why did they --- Mary, why did they need a DEP construction permit?

MS. SAVAGE: Probably for the area they're disturbing. I don't know. Tony? That's an engineering comment.

MR. TRANQUILLO: Yah, that is an engineering question. The State DEP has a regulation that if you disturb 5 acres or more in a construction project, you have to register the site. It's just a formality. They don't really give you a hard time getting that registration. But there is a fee involved. And, a very quick review and then you get your registration. That's a formality.

MR. BOVINO: So, you are not referring to the stormwater pollution permit?

MR. TRANQUILLO: No. It's the construction activities permit.

MR. BOVINO: Okay. Because we don't have 5 acres of disturbed area here. So, we'll look at that.

MR. TRANQUILLO: Well, you could check with them.

MR. BOVINO: We'll look at that.

I got that checklist here.

THE CHAIR: Anybody else? At this point we are looking for a table.

MR. BOVINO: Thank you.

MR. DELSANTO: Move to table.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

C. Rossi Partners 2060 West Street, site plan modification for a 400 square foot building addition, SPR #1490.

MS. SAVAGE: Staff would request a table for this item, Mr. Chair.

MR. DELSANTO: Move to table.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

D. Request for reduction of E & S bond from \$7,500 to a new amount of \$2,000, Cider Mill Estates, S 1292.

MS. SAVAGE: Staff supports this.

MR. DELSANTO: So moved.

MS. KENNEDY DEL DEBBIO: Second.

(Motion passed unanimously on a voice vote.)

E - Road acceptance of Glenwood Park Road, S #1219 pending submission of \$24,200 maintenance bond.

MS. SAVAGE: Staff supports this.

MR. DELSANTO: So moved.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

F - Bond in lieu of site plan compliance, 341 West Street, SPR #1400.1. The bond amount required is \$35,000.

MS. SAVAGE: Staff supports this.

MR. DELSANTO: So moved.

ATTORNEY SCIOTA: For a period of?

MS. SAVAGE: Well, some of the work that they have to do, typically, these --

ATTORNEY SCIOTA: Ninety days?

MS. SAVAGE: --- are 90 days but some of what they have to do is landscaping, so ---

ATTORNEY SCIOTA: They'll have to come back again.

MS. SAVAGE: --- we could do it for 90 days, but --

MR. DELSANTO: Is 90 days the max that we can do it?

ATTORNEY SCIOTA: Ninety days is the maximum.

MR. DELSANTO: Okay, I'll make that motion for a period of 90 days.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

G - Country Club Estates, 150 Savage Street, S #1251 -
Request for 90-day extension for filing the Mylar.

MS. SAVAGE: Staff supports this.

MR. DELSANTO: So moved.

MR. SAUCIER: Second.

(Motion passed unanimously on a voice vote.)

H - Oakridge Developers, Oakridge Estates, Hollandview
Drive, S #1220. Request for release of \$18,00 P & I Bond and \$5,000 bond for subsurface stormwater detention system.

MS. SAVAGE: Staff supports this.

MR. SAUCIER: So moved.

MR. DELSANTO: Second.

(Motion passed unanimously on a voice vote.)

I - Bond in lieu of site plan compliance, 61 Curtis Street,
SPR #1305.1 and the bond amount required is \$6,800.

MS. SAVAGE: Staff supports this.

MR. DELSANTO: So moved.

MS. MICELI: Second.

THE CHAIR: Put it in for 90 days.

(Motion passed unanimously on a voice vote.)

ADMINISTRATIVE REPORTS

MS. SAVAGE: I have none.

THE CHAIR: Well, okay.

MS. SAVAGE: Well, I guess I could let you know the Hollywood Video complaint that we had about the sign that was removed, I don't know if you've had a chance to go out but a new sign was installed. So, we have taken care of that at your request and thank you for letting us know about that.

MR. KENEFICK: I had a complaint about that. They put the sign up there but they plowed all of the snow in the parking lot on the or into the two handicapped ramps.

MS. SAVAGE: Really!

MR. KENEFICK: So, if you want to take a ride up there, you could probably see one big chunk of ice up there in the handicapped ramps.

MS. SAVAGE: Okay.

MR. SAUCIER: And, the other item is the signs that I mentioned a few meetings ago are still out there at the corner of Laning and Route 10 there. For that business and it's just still blocking the line of sight there. So, initially they were holidays.

MR. DELSANTO: And, they're not just holidays.

MR. SAUCIER: And, they've now swapped them to advertisement.

MR. DELSANTO: Inch, yard, foot, acre.

MS. SAVAGE: Okay, I'll go take a ride out there tomorrow with my little --- maybe a -- I'll take a ride.

ATTORNEY SCIOTA: Is it an off site sign?

MS. SAVAGE: I think it's on site.

MR. SAUCIER: It's on site.

MR. DELSANTO: It's on site.

MS. SAVAGE: But if it is a sight line problem ---

ATTORNEY SCIOTA: Remove it.

MR. DELSANTO: Are you going to bring a badge.

MS. SAVAGE: I can just bring Mark.

(Chuckles)

THE CHAIR: That's better than a badge.

ATTORNEY SCIOTA: I'm here muscle, yah.

(Chuckles)

Bring Mark.

THE CHAIR: Any other --- okay.

We are looking for receipt of new applications.

RECEIPT OF NEW APPLICATIONS:

MS. SAVAGE: We have three new applications.

We have a subdivision application for 30 Knotter Drive. This is going to be for -- right next to the Comfort Inn Suites over there on Knotter Drive, there's going to be a fast food restaurant there. A Wendy's.

So there is a subdivision and a site plan before us, which are two of the new applications.

And, we also have a 5-lot subdivision ---

THE CHAIR: Did they pull out there ---they were looking originally at a Napoli's building. Did that?

MR. DELSANTO: That's gone.

MS. SAVAGE: The plans I have are for a Wendy's.

MR. DELSANTO: It's going to be a nice little corner once Mobile does their ---

THE CHAIR: Yah, it's looks nice.

MS. SAVAGE: And, a 5-lot subdivision in an R-20/25 zone at the end of October Lane.

THE CHAIR: Okay. Very good. Anything the Commission would like to bring up at this point?

Mr. Sciota?

ATTORNEY SCIOTA: As you know, your next meeting has been moved from its normal Tuesday to Wednesday. This is to remind you per Leslie's office that there is going to be a party for Vicky at the Aqua Turf on Tuesday, which is our normal meeting day, the 15th. And, if you plan on going, please contact Leslie before Friday, Linda?

STENOGRAPHER: Yes.

ATTORNEY SCIOTA: Before Friday and let her know. It's \$35 a person and it's going to honor her 20 plus years of service to the Town.

THE CHAIR: Anything else?

(No response)

If not, we are looking for a motion to adjourn.

MR. KENEFICK: Move to adjourn.

MR. DELSANTO: Second.

(Motion passed unanimously on a voice vote.)

(Whereupon, the meeting was adjourned at 7:18 o'clock, p.m.)