

Planning & Zoning Commission
Unapproved Minutes
January 3, 2018

Chairman Graveline called the meeting to order at 7:00 p.m.

Members Present: J. Crumb, A. Havican, G. Graveline, Sean Duffany and K. Kemp

Alternates Present: G. Ploski

Absent: None

Others Present: Land Use Inspector, Mary Barton

Approval of Minutes:

Motion made by S. Duffany, seconded by K. Kemp to approve the minutes of December 20, 2017.

Unanimous.

Correspondence:

Land Use Inspector, M. Barton advised the Commission that the Ridgewood Club Sub-Division's Letter of Credit extension is set to expire as of 1/31/18. M. Barton has been in contact with Bob Sweeney, developer of Ridgewood Club Sub-Division and he will be contacting his attorney though this is the first he has heard of it. Town Attorney, Jen Yoxall, has been corresponding with his Attorney since the beginning of December; as of yet neither M. Barton nor Attorney Yoxall has received any documentation from B. Sweeney's Attorney. M. Barton advised the Commission that a motion should be set for a Hearing (not Public Hearing) for a discussion with B. Sweeney and if this does not happen, then it is up to the Commission to call the bond. **Motion** made by A. Havican, seconded by J. Crumb to place on the Agenda the Hearing date of January 17, 2018 for Ridgewood Club Sub-Division's Letter of Credit for an extension. **Unanimous.**

Chairman Graveline thanked the Commission for their votes for Chairman and allowing him to take the roll of Chairman, for the next two years.

Public Participation:

Leslie Feero, 15 Greenwood Dr., presented before the Commission and questioned the proposed commercial building to be constructed on 158A Waterbury Road, owned by Capozzi Properties. *L. Feero* advised that he is the neighbor to this property and he would like a significant buffer put between his property and the commercial building. *L. Feero* also advised that during the summer, the property was cleared to create additional parking, which moved material toward the water course. M. Barton reviewed the map with *L. Feero* that was submitted to the PZC and advised that *L. Feero* could attend the IWC meeting on 1/8/18 @ 7 p.m. M. Barton also advised that changes could possibly be made to the current map. *L. Feero* thanked the Commission for their time.

New Business:

a. Planning and Zoning Commission Budget – Fiscal year 2018-2019:

#5600-00 Engineer \$2,500.00; #5600-01 Meeting Clerk \$4,800.00; #5600-02 Supplies \$200.00;

#5600-03 Meetings & Seminars \$450.00; #5600-04 Review Plan. Dev. & PZ Regs \$0: Total \$7,950.00

A discussion took place regarding accountability of the office and Commission members requested a revenue report; engineer expenditures; Meeting Clerk wages and what monies were brought in. The Budget will be reviewed at the next meeting.

Chairman Graveline sat G. Ploski for J. Crumb.

b. Nick Wright, Unlimited Fun East, 6 Gramar Ave – Appeared before the Commission with a Special Permit Application for a New Car Dealership (RV's). *N. Wright* advised that since the business began in 2016 and he received his Special Permit to rent and lease vehicles, the business had quadrupled in size; and he would like to obtain a New Car Dealership license for online registration to sell vehicles. *M. Barton* advised that she had spoken with the Town's Attorney Jen Yoxall, and was advised that technically the business was approved for a New Car Dealership at the time of approving the previous application for a RV rental/vehicle rental service and Dealer. Attorney Yoxall cautioned that there could still be a problem with financing in the future. G. Ploski commented on the previous permit of October 2016 and that *N. Wright* at that time preferred to open and not wait to attend ZBA. *M. Barton* advised that *N. Wright* is on the Agenda for the 1/23/18 ZBA meeting. G. Ploski advised that *N. Wright* should provide the Commission with an A2 survey; also, note where in building the oil storage tank (waste container) is located and how it is contained. Chairman Graveline asked for further comments. No other comments were made. **Motion** made by A. Havican, seconded by K. Kemp to accept the Application for a Special Permit for a New Car Dealership of *N. Wright, Unlimited Fun East* for 6 Gramar Avenue and to set a Public Hearing date of 2/7/18 @ 7:10 p.m. **Unanimous.**

J. Crumb was reseated to the Commission.

c. Text Amendments – *M. Barton* advised that she will have more information at the 1/17/18 PZC meeting.

Public Hearing: None

Old Business:

a. **2 Lot Re-Subdivision – 7 Ridgewood Club Road:** *M. Barton* presented the Commission with a Resolution of Approval for a 2 Lot Re-Subdivision – 7 Ridgewood Club Road. **Motion** made by K. Kemp, seconded by S. Duffany to approve the Resolution of Approval as written, for a 2 Lot Re-Subdivision – 7 Ridgewood Club Road. **Unanimous.**

b. **Capozzi Properties, LLC 158 Waterbury Road,** Special Permit for Existing Building & Parking Improvements and to add a new 3,200 sq ft/Warehouse Facility. *M. Barton* advised that the Public Hearing slated for 7:10 p.m. on 1/17/18 will be continued until 2/22/18. *M. Barton* stated that an application for this property will be going before the IWC on 1/8/18. Commission members raised their concerns with the underlying zone and parking spaces; G. Ploski commented that with an “Industrial Zone”, the parking spaces would be 1 space per 750 gross floor area; whereas with a “Business” Zone the parking spaces are 1 space per 250 gross floor area; the zones cannot be split. *M. Barton* advised that the plan calls for 61 spaces; the two lots would be combined into one parcel; but the alternative would be to eliminate the 3,200 sq ft building. G. Ploski stated that the mixed use of industrial building in a “Business” Zone cannot be done.

Land Use Office Report:

Land Use Inspector *M. Barton* commented on the following to be considered to amend the Zoning Regulations in the future:

- 26 Union City Road – *M. Barton* had spoken with the previous Asst. Pubic Works Director, G. McCarthy regarding the drainage at 26 Union City Road, which was not on the prior plan. The developer had been contacted and supplied *M. Barton* with a new map, which was approved by the CTDOT.

- 151 Waterbury Road, a new retaining wall is being constructed at the Radio Station on Waterbury Road.

- Dollar General, 14 Union City Rd – *M. Barton* advised that the developer would like to change from the approved chain link fence (rear yard property line), which did not connect to the approved white vinyl fence along the side property line), to a white vinyl fence connecting with the white vinyl fence along the side yard property line. *M. Barton* also explained if the white vinyl fence was installed along the rear yard property line, then the developer would like to eliminate the plantings of the White Pines. It was the consensus of the Commission, to approve the white vinyl fence to replace the chain link fence that will be connected to the privacy fence along the sideline of the property. The Commission also stated that they would like to review the landscaping in the spring after the fence is installed.

- Regal Care, 25 Royal Crest Dr – *M. Barton* had spoken with the contractor - there are septic issues at this facility; test borings will be placed onsite and the contractor will be attending an IWC meeting on 1/8/18.

Motion made by A. Havican, seconded by J. Crumb to place the verbal report of the Land Use Inspector on file. **Unanimous.**

Public Participation:

Jim Borbas, Beach Dr commented on the façade of the Dollar General, the roof line and the white vinyl fence. J. Borbas questioned what was to be next as far as development, on Rte 69 and Rte 68. Chairman Graveline commented that there has been a discussion of a Cumberland Farms to come into town, but as of yet no plans have been seen; there is also a possibility of a car parts store on Rte 68 and a mini-storage facility on Rte 69. J. Borbas commended Chairman Graveline, and the Commission stated that the members elect their Chairmen.

Adjournment: **Motion** made by A. Havican, seconded by S. Duffany to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:07 p.m.

E. Gil Graveline
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 Chairman