

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

March 4, 2008

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday March 4, 2008 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

As Chairman Joseph Hammer was not in attendance; Commissioner Roberts called the meeting to order at 7:01 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES

Clerk Knecht called roll as follows:

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman			X
Richard Roberts	X		
Philip Knecht	X		
Thomas Harley	X		
Robert Jurasin			X
Earle Munroe	X		
Dorcas McHugh	X		
Frederick Petrelli	X		
James Hughes	X		
Anthony Homicki			X
George Oickle			X
David Drake	X		

Also present: Peter Gillespie, Town Planner
Denise Bradley, Assistant Planner

OLD BUSINESS

2.1 Public Hearing Application No. 1600-07-Z 61 Arrow Road LLC.

Seeking a Special Permit with accordance with Section 5.2.H.4 of the Wethersfield Zoning Regulations to construct a storage facility with exterior access to storage bays at 61 Arrow Road.--- Continued from 2-19-08.

Correspondence added to the record since the 2-19-08 public hearing are as follows:

- An email dated February 28, 2008 from Doug Ellis to John Tartaglia regarding the need for submission of additional information.

Present and representing the applicant:

Doug Ellis – Civil Engineer
Jeff – Landscape Architect
John Tartaglia – Applicant/Owner

Doug Ellis briefly described the proposal to construct a 5,000 s. f. storage facility with exterior access to the storage bays along the westerly property line and associated site improvements. He then asked if the Commission had any questions.

Commissioner Roberts asked the applicant to describe the waiver/reduction in landscaping that was being requested. Jeff Gebrian noted that the purpose for the request was to partially redistribute the 15% parking lot landscape requirement. As the access to the storage units would be impeded due to the landscape requirements, the applicants has proposed the installation of four (4) painted islands adjacent to the storage facility and four (4) typical landscaped island each consisting of two (2) trees. This proposal was approved by the Design Review Advisory Committee. To enhance appearance he noted that the balance of the requirement would be planted along the right side of the Russell Road entrance.

Commissioner Roberts asked the applicant if he was ready to respond to the questions posed at the last meeting. John Tartaglia went through the list of items and made comments as follows:

- Hours of Operation – All tenants currently have and will continue to have 24 hr. access 7 days a week.
- Security – There will be a key provided for each storage unit and all tenants have gate access.
- Access – Noted there had been a complaint received at a previous public hearing that trucks were lined up along property perimeter waiting for access.
- General Operations – Lights operate from dusk to dawn with the addition of four (4) new sensed lights on the new facility. Security codes and master keys have been provided to the Police Department.
- Intensity of Existing Building – Eleven (11) of twelve (12) industrial bays are occupied while the office side only has one (1) tenant.
- Caretaker – There is no caretaker on premises. The landscape contractor/snow removal management company is located in Hartford and has a floating staff available if necessary.
- Sprinkler – Will seek waiver but will install if necessary to comply with State Building Code.
- Safety Issues – Will be used mainly for storage of vehicles, boats and landscaping equipment. No hazardous chemicals or flammable materials will be permitted.

Commissioner Munroe asked John Tartaglia if any propane or chemicals would be allowed for storage. Mr. Tartaglia noted that for insurance and code compliance purposes, no dangerous or explosive materials will be permitted. He noted that he intends to limit the storage of gasoline to five (5) gallons.

Commissioner Roberts asked if there was anyone from public who wished to speak on this application. There being none, Commissioner Hughes made a motion to close the public hearing.

Commissioner Drake seconded the motion.

The members voted as follows (9-0-0)

Aye: Roberts, Knecht, Harley, Munroe, McHugh, Petrelli, Hughes & Drake

Nay: None

Abs: None

Commissioner Hughes made a motion to approve the application as submitted. Commissioner Drake seconded the motion. Commissioner Roberts offered the following amendments:

1. The Commission grants a waiver as it pertains to the redistribution of a portion of the 15% parking lot landscape area requirement to the Russell Road entrance.
2. The operation of the facility shall reflect the hearing testimony.
3. The encroachment onto the abutting property owner to the west shall be removed.
4. The Town Engineer's comments from his memo dated 1/11/08 shall be addressed.
5. Drawings reflecting proposed expansions shall be provided, and
6. The Applicant shall work with Town Staff to determine if a dry sprinkler system will be required.

Commissioner Hughes accepted the amendments. Commissioner Drake seconded the acceptance of the amendments.

The members voted as follows (8-0-1)

Aye: Roberts, Knecht, Harley, Munroe, Petrelli, Hughes & Drake

Nay: None

Abs: McHugh

The application was approved.

NEW BUSINESS

4.1 C.G.S 8-24 Referral – Review of five year Capital Improvement Program

A presentation of the Capital Improvement program was presented by Les Cole, Chairman of the Capital Improvement Advisory Committee and Tony Martino, Public Works Operations Analyst.

Mr. Cole referenced a letter dated February 20, 2008 from the Bonnie Therrien, Town Manager to The Planning and Zoning Commission detailing the various project requests.

Commissioner Munroe asked what the minimum funding amount triggering a request through the C.I.P. is. Tony Martino responded that all requests over \$25,000 trigger C.I.P. review. Commissioner Drake asked why funding was being sought for Town Hall lights and parking as he thought these would be covered as part of the existing bond. Mr. Martino noted that the request was due to items found in discovery. Commissioner Harley asked if funding for road improvements have remained stagnant. Mr. Martino noted an increase from \$850,000 to \$950,000.

George Rhue, Cloverdale Circle read a letter into the record regarding increased funding to dredge Cloverdale Pond. He noted his concern with issues of quality of life, maintenance, flooding and mosquito control.

Commissioner Hughes made a motion to forward a positive referral to the Town Council.

Commissioner Munroe seconded the motion.

The members voted as follows (9-0-0)

Aye: Roberts, Knecht, Harley, Munroe, McHugh, Petrelli, Hughes & Drake

Nay: None

Abs: None

4.2 Pre-Application Review – 295 Ridge Road (rear)

John Tartaglia discussed a preliminary proposal to construct an adult living facility on the rear portion of this site. He noted he would come back before the Commission to discuss the proposal as additional information becomes available and plans are drawn up. A brief discussion ensued. Peter Gillespie then noted that the property is located in a zone in which the proposed use would not be allowed. Mr. Gillespie then stated that he would discuss the process of modifying the regulations. Commissioner McHugh suggested that the applicant look at the Atrium in Rocky Hill and other similar facilities.

4.3. Pre-Application review –Arby’s Restaurant/1267-1309 Silas Deane Hwy (Goff Brook Shops)

Matt Walsh, of BL Companies briefly described a proposal to construct a 3,015 s. f. restaurant with a drive-up window. He noted that the property was located in the RC zone. The structure would be placed in south east corner of the Goff Brook Shopping Center parking. Mr. Walsh presented new landscaping and site improvement plans. He also discussed the elevation plans and noted that the building would be all brick to complement the existing plaza. Mr. Walsh noted that there are currently 537 parking spaces in the shopping center. The regulations require a minimum of 302 spaces. Mr. Walsh stated that after the development of the restaurant is complete, there would still be 499 parking stalls.

Andrew Daly, Arby’s Co. noted that he had been before the Planning and Zoning Commission recently to discuss a similar proposal at a different location. He stated that the new site is a good location with better traffic flow. He noted that he would return to both the Design Review Advisory Committee and the Planning and Zoning Commission once plans had been revised to incorporate their comments.

Commissioner Roberts noted that he had been concerned with traffic at the other site and that this is a better location.

Commissioner Hughes stated that this is a good site and that the proposal falls within the zoning requirements.

Commissioner Petrelli asked if the structure would stand alone. Mr. Daly responded that it would.

Commissioner Harley stated that he feels this site is better suited for this development.

Commissioner Munroe asked if the new development would cause a shortage of parking spots for the facility if all tenant spaces were filled. Mr. Daly noted that there would still be sufficient parking if the proposed development is completed.

4.4. Discussion of New Administrative Procedures & Documents

Peter Gillespie, Director of Planning and Economic Development presented the Commission with proposed administrative procedures designed to streamline the land use application process.

The new documents presented include:

- Pre-Application Review Process
- Pre-Application Review Form
- Notice Requirements
- Neighbor Notification Form
- Land Use Application Form
- First cut/free split/lot line and building lot determination requirements
- Home Occupations

Mr. Gillespie noted that he is still seeking additional input from other departments.

Commissioner Drake asked if it was necessary to require such detailed plans for pre-application reviews. Mr. Gillespie stated that the level of detail required depends on the scale of the project.

MINUTES – The minutes of the February 19, 2008 meeting were not available.

STAFF REPORTS

Peter Gillespie, Director of Planning and Economic Development noted upcoming training opportunities.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

There was no public comment.

CORRESPONDENCE

- A letter dated February 20, 2008 from David LeVasseur to Bonnie Therrien regarding the 2008 CT Land Use Academy Schedule.

- Legal notice from Rocky Hill regarding a public hearing for Maple View Manor scheduled for March 19, 2008.

PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

PUBLIC HEARING APPLICATION NO. 1597-07-Z. Paul Randazzo Seeking a Zone Change from the Office (O) Zone to the General Business (GB) Zone for properties located on the easterly side of the Silas Deane Highway as depicted on a plan prepared for RANDEV LLC and dated November 15, 2007.

PUBLIC HEARING APPLICATION NO. 1601-08-Z. Sharon Carducci Seeking a Change of Zone from AA Residential to AAOS Residential at 361 Two Rod Highway.

PUBLIC HEARING APPLICATION NO. 1603-08-Z. Rana Automaster Seeking a Special Permit in accordance with Section 5.2.E.3 of the Wethersfield Zoning Regulations for a General Repairer's License and to display and rent U-Haul's at 1652 Berlin Turnpike.

APPLICATION NO. 1604-08-Z. CREC-Soundbridge Seeking Site Plan & Design Review for additions, renovations and site improvements at 123 Progress Drive.

APPLICATION NO. 1605-08-Z. Joe Pierz Seeking a Special Permit for an accessory apartment at 99 Prospect Street.

APPLICATION NO. 1606-08-Z. Mark Phaneuf Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield Zoning Regulations for the sale and dispensing of alcoholic beverages at 1731 Berlin Turnpike (Hooter's).

ADJOURMENT

Commissioner Hughes made a motion to adjourn the meeting at 9:00 p.m.

Commissioner Petrelli seconded the motion.

The members voted as follows (9-0-0)

Aye: Roberts, Knecht, Harley, Munroe, McHugh, Petrelli, Hughes & Drake

Nay: None

Abs: None