

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
May 2, 2006**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, May 2, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

**CALL TO ORDER**

Chairman Hammer called the meeting to order.

**ROLL CALL & SEATING OF ALTERNATES**

Chairman Hammer asked Clerk Knecht to call roll as follows.

| Member Name                     | Present | Absent | Excused |
|---------------------------------|---------|--------|---------|
| Joseph Hammer, Chairman         | X       |        |         |
| Theresa Forsdick, Vice Chairman |         |        | X       |
| Philip Knecht, Clerk            | X       |        |         |
| Thomas Harley                   |         |        | X       |
| Robert Jurasin                  |         |        | X       |
| John Hallisey                   | X       |        |         |
| Dorcas McHugh                   | X       |        |         |
| Margaret Wagner                 | X       |        |         |
| Anthony Homicki                 | X       |        |         |
| James Hughes                    | X       |        |         |
| Frederick Petrelli              | X       |        |         |
| David Edwards                   |         |        | X       |

Also present:

- Peter Gillespie, Economic Development Manager/Town Planner
- Denise Bradley, Assistant Planner

**PUBLIC HEARINGS**

Chairman Hammer explained the procedure for public hearings and asked that the applicants and members of the public come forward to the podium to speak.

**APPLICATION NO. 1514-06-Z.** Peter & Angela Crispim Special Permit to construct a membrane structure in accordance with Section 3.6.B.2 at 73 Yale Street

Fred Asorio came forward to represent the Crispim's and asked for an extension in order to submit plans and make some changes. Chairman Hammer said that the commission never opened the public hearing and asked Mr. Gillespie about procedure.

Mr. Gillespie said that the commission needs a request for the extension to be followed up in writing. Chairman Hammer informed the applicant that if they just continue the hearing then they would exceed the time limit. However, if they agree to extend then it would be ok to extend to the third Tuesday in the month, May 16. Chairman Hammer then called for a motion.

Commissioner McHugh made a motion to approve the requested time extension to May 16.

Commissioner Knecht seconded the motion.

All members present voted in favor of the motion. (7-0-0) Petrelli not present

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Homicki

Nay: None

Abst: None

**APPLICATION NO. 1518-06-Z.** John Tartaglia Seeking a Change of Zone from A-1 (Single Family Residential) to SRD (Special Residential Development) at 295 Ridge Road

Mr. Gillespie read the correspondence for the record.

Ken Herbert represented the applicant and made the presentation for the zone change. He said that they are requesting that the zone be changed from A1 to SRD and he referred to the site plan. He said that the intent is to develop the property for elderly housing.

Mr. Herbert discussed the site plan, showing the new and existing housing as well as the wetlands. He said that they have approval for Phase I which is the big building in front to turn it into apartment type condominiums. The rear part of the property is Phase II. He added that it has been their intent from the beginning to request the SRD zone change and they decided not to go ahead with the zone change during Phase I.

Chairman Hammer asked for the number of units approved and the number of units proposed. Mr. Herbert said that the main building would have 12 +1 apartment type condo units for over 55. He said that 17 more units are proposed and three of these are existing to be renovated. Chairman Hammer asked how big the new units were both in terms of square footage and bedrooms.

Mr. Herbert called the architect to answer that question, and Mr. Peter Bugryn said that the new and existing units would be 1-2 bedroom and between 1700 - 2000 s.f. each.

Chairman Hammer said that later on in the agenda the site plan review is scheduled. He asked the commissioners if it would be more helpful to the presentation for site plan approval now. The commissioners agreed.

Jeffery Gebrain, the landscape architect, came forward and distributed a copy of the landscape plan. He said that he didn't have Mike Turner's comments. Mr. Gillespie said that they were submitted as part of the Inland Wetland comments. Mr. Gebrain presented the L-1 Layout plan and the site plan for the whole parcel. He explained that there would be Phase I and Phase II and that Phase I was already approved for 13 units. He said that Phase II would be 17 units. They construction would be duplex type with part of it in the front yard. There would be 4 pairs or 8 units of existing housing and they have added nine new units. He explained the setbacks, the existing road in the front and that the existing drive would be extended. He said that the Inland Wetlands commission said that they have no new construction past the existing buildings. Mr. Gebrain said that they followed the SRD regulations in the design and created pedestrian friendly circulation. The minimum parking requirements consist of 2 spaces per unit. They show 3-4 spaces per unit on the plan with two car garages in the new units, driveways and visitor parking. He said that the minimum distance is 15 feet at the closest point between buildings and is 20-35 feet in most places.

Mr. Burgyn said that the finish materials are addressed in notes on the plan. He said that they would like to keep the

footprint and add living space on the first floor and a master bedroom closet if there is no garage. They tried to accommodate first floor living and locate the bedrooms in the rear. They added second floor space which includes a bedroom and bonus room. He said that it was difficult to match the brick in the first floor addition, so they used cast stone on the first floor and vinyl siding on the second floor level. One of the existing units is a single.

Greg Hunt from Buck and Buck Engineers said that the utilities and drainage would be tied in to the existing with one-third of the flow going to Ridge Road. They are not changing the drainage pattern and a stormwater detention basin will limit the runoff. The new drainage system would pick up the new stormwater in a 36 inch pipe and any extra drainage produced by the new impervious area would be stored underground in an 8 inch outlet pipe to the existing brook. The MDC asked for a new water main to serve all units. Commissioner Knecht asked if all of the units would be secure from overflow. Mr. Hunt said that they would collect the water and bring it out, the runoff would be directed to the catch basin.

Commissioner Wagner asked about access to the underground retention basin for maintenance. Mr. Hunt said that there is a structure at the outlet and inlet and a manhole for access. Commissioner Wagner said that she was concerned how it would be serviced if there was a problem. A lot of homeowners down stream said that their homes have been inundated without the addition of impervious area. Mr. Hunt said that the existing town drainage issues won't be addressed and that all catch basins need to be cleaned. Commissioner Wagner asked if they would flush the stormwater attenuator. Mr. Hunt said that there would be a vacuum.

Commissioner Homicki said that buildings 10 and 11 had an issue with the Inland Wetlands commission. He asked if they considered relocating them. Mr. Gebrian said that Inland Wetlands wanted it moved 8 feet and that Mr. Turner felt that a new unit could be moved so there is room to push that. Mr. Hunt added that the photometric plan was submitted and that the intensity is low light to the north and the 8 street lights shows the intensity at the property line.

Mr. Gebrian added that the same engineer that worked on Phase I used the same colonial type fixture.

He explained the parking situation and that some units would have two car garages, some one car garages and some just parking in front. He also said that in Phase I the covered carports have been converted to garages. Mr. Bugryn added that they thought that it would be beneficial to eliminate the carport and add the garage. Commissioner Hallisey asked if the exterior of the new garage would be brick. Mr. Bugryn said that it would be Cedar Impressions vinyl siding and cast stone. Also, they didn't want the front of the building to look like the rear so they made the building inviting on both sides. Commissioner Hallisey said that he wants to see the building stay within the continuity of the larger building and he would like to see it stay the same way with brick.

Commissioner Wagner asked if there was an architectural rendering. Mr. Bugryn said that they submitted large scale drawings but they did not bring them. Commissioner McHugh was curious about the cost of the units in Phase II. Mr. Bugryn said that he didn't have any info on that and that the client was still trying to get the numbers together. He said that it should be similar to the units in the front but higher because these units would be 50% bigger. He said that the units in the front were going for \$250,000. Commissioner McHugh suggested that the units in Phase II may go for \$300,000 and said that the neighbors want to know that their property values will stay.

Chairman Hammer asked for comments from the public.

Angelo Carpino, 320 Ridge Road, said that the parking is a question for him. He said that there is no overnight street parking and it appears that they are leaving the front drive as original. He asked what is being done to restrict this so that there is not too much parking in the front. He wants to be sure that there is something in place to limit the parking.

Philip Civitello, 26 Tollgate Road, he said that he is opposed to the zone change. He submitted a petition of protest signed by over 20% of the property owners from the list generated by the applicant's zoning application. He said that both property owners have signed where applicable. He feels that the application should not be approved. He said that the applicant is asking for the SRD zone change but doesn't follow certain regulations. He said that the intent of the special residential district is to create a variety of housing appropriate to the character of the land and the neighborhood, he said that this is unlike anything in the neighborhood and that the applicant is asking for a spot zone change. He said that they are asking for buildings unlike any in the neighborhood. He said that it has always been small

and confined and now they will stand out and is it outside of the characteristics. He referred to section E.2 and that residential buildings should have landscape borders no less than 15 feet. Mr. Civitello said that the applicant's landscape plan doesn't carry the spirit of the regulations. He said that they removed the foliage to develop the area and there has been no mention of putting it back. He also referred to regulation F-1 and that multifamily housing should have no more than two bedrooms and 1000 s.f. He said that with 2400 s.f. and bonus rooms these are not characteristic of the neighborhood and are a means of putting mass and population on the property. Mr. Civitello said that the screening is inappropriate and presented photos of the trees on the property with dirt piled against them. He said that the contractor is not responsible and has left an excavator in the front yard. He concluded by saying that the application is incomplete and should be denied and that the commission is being asked to approve something that doesn't fit into the neighborhood.

Paul Hoey, 15 Tollgate Road, said that he has concerns with the existing drainage and water. He said that this will exacerbate the problem. He said that the project is too large and needs to be reduced. He is opposed.

John Beretta, 40 Tollgate Road, said that there are no wetlands or brook, just a catchall for what comes off of the property. He spoke about the shopping center and Wethersfield home to the west and a 36" pipe that is under Tollgate Road. He asked if the town will take care of the water problems and invited the commissioners to his backyard to see the problem.

Chairman Hammer seeing no other members of the public who wished to speak, asked the applicant to respond.

Mr. Hunt said that he can't speak to the history of the brook but there is now a visible brook on the property. He mentioned that there is a pipe for their property and off the property. They are taking care of additional drainage off site. They are not pushing the site to the density that is allowed. He said that it is a nonconforming use now and will continue to be a nonconforming use and that they will be taking care of the additional drainage and not exacerbating the problem.

Mr. Gebrian thanked the members of the public for their comments and said that the property has already been a multifamily of sorts. It has been the Church Homes use for retired priests. He said that one thing that attracted them to the site was the beauty of the main building and the overall density is within the SRD regulations for over 55. The variety of housing is not single family, but rather condo style apartments and they are reusing some existing units and adding new units so that they have options. He said that he does see the opportunity to commit to enhance the landscape buffer. He added that the driveway is private the owner will take care of it and the garbage pick up would be in barrels with a private vendor to collect them. Mr. Gebrian said that the PZC turned down parking in the front driveway and that the rest of the site would have a minimum of three spaces per unit which would be ample room to park on the site.

Commissioner Hallisey asked about the number of bedrooms. Mr. Bugryn said that the majority of the plans have the master bedroom on the first floor and a small bedroom number three on the second floor. He said that they were thinking ahead regarding the use of the space. He said that the clients get insulted when the architect thinks that they want first floor living or grab bars but they do like the potential of the master bedroom on the first floor that can also be a den or office and can scale back to two bedrooms. He said that they would eliminate the space on the upper floor if needed. The bonus area doesn't qualify as a bedroom and is intended to be an office or TV room or family room.

Chairman Hammer said that the applicant has offered to beef up the landscaping and he would like to see what that looks like. He said that he wants to make sure that Mr. Turner reviews all of the drainage calculations. Therefore, he suggests that they continue the hearing to give the applicant a chance to come back and the Mr. Gillespie the chance to review the petition.

Commissioner Wagner asked if Mr. Turner could come to the next hearing to explain where the drainage is coming from. She said that he applicant has said that he will control the drainage on his site, but if there is water coming from somewhere else, Mr. Turner would know.

Commissioner Petrelli made a motion to continue the public hearing (Application 1518-06-Z) to May 16.

Commissioner Wagner seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

Commissioner Wagner made a motion to continue the Site Plan and Design Review application (Application 1519-06-Z) to May 16.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

Commissioner Wagner suggested that the applicant bring architectural renderings to the next meeting for the public to see.

**APPLICATION NO. 1520-06-Z.** First School Society of Wethersfield Seeking a Special Permit to expand the cemetery located behind 282, 290 & 300 Main Street.

Paul Hallisey representing the First School Society presented the application. He said that the recently adopted regulations created the need for a permit for the expansion of the Village Cemetery in the B Residence zone. When the town rezoned the property to Village Business, part of the property was left as B Residence, the rezone did not follow the property lines.

They are planning to fill the property purchased from Trinity Parish 6 or 7 years ago as they are fast running out of space at the cemetery. There was a big property expansion planned along the 2.3 acres of wetland on Marsh Street, but they had to withdraw. They proposed to fill it in 1992 and at that time they were told to look for alternatives, so they purchased the property at Trinity Parish. They plan to develop the site as a burial of cremated remains with landscaping. Mr. Hallisey said that they have permission to add landscaping to the Trinity Parish property, they plan to extend the driveway and walkway and there would be a lot of space for cremated remains in an attractive brick wall with niches as well as planter areas and free standing units.

Mr. Dave Kelly of the First School Society said that Vicino Brothers takes care of the landscaping and it is well maintained. They would have to do some regrading and he spoke with Mr. Cook of the Historical Society and he said that he saw no problem with the proposal as it is a secluded area and would be buffered all around. Chairman Hammer asked if the above ground area would be visible from the street or screened. The applicant said that it would be screened all around from the First Church property and a row of arborvitaes would be planted to buffer the property. Also, Mr. Hart has said that he will clean up the debris on his property.

Commissioner Wagner said that she doesn't follow the proposed contours on the drainage plan. Mr. Hallisey said that they propose to mound up the area and mentioned that there were existing and proposed contours on the map. He also said that in Phase II they plan to fill the area in back to obtain more burial sites and a mausoleum if they can afford it.

Chairman Hammer asked for comments from the public.

Paula \_\_ , 30 Hart Street said that she noticed the trees being cut down and now she knows why. She said that it is very

low in that area and they plan to level it off. There are drainage issues. She said that the low spot used to be a brook and it collects with water, also there is a catch basin on Main Street that goes into a pipe running behind there. She said that she would like to know how it will affect the other drainage and will it flow to a lower spot. She said that she appreciates the plantings that buffer noise in the summer. The trees absorb the sound of the highway. She said that she was surprised that when they extended the highway they were not required to extend the noise barrier. She said that they are a good neighbor and she appreciates plantings now that the trees are down. She also said that the occasional services are no problem.

Mr. Hallisey said that they are lower than Hart Street and will not be changing the drainage pattern. The drainage will still flow to the wetlands. There would be no increase in runoff. The trees were taken down by their arborist who will replace them with suitable year round evergreens.

Commissioner Hallisey asked how the zones got mixed up. Mr. Gillespie said that when the zones were modified they didn't follow the property lines in some cases. The map on this side was prepared before he got there. For the purposes of the application, the cemetery is considered municipal use, it is not technically the town but because of the relationship and history, it is a quasi-municipal entity and therefore a permitted use.

Commissioner Petrelli said that the Village Cemetery is historic and extremely well preserved. It is not a typical cemetery but rather almost park like. People like to visit to walk and observe. Also, the manner in which it is maintained is admirable. He doesn't question that they will do everything in their power to ensure that there is proper drainage. The applicant said that the reason that the zone wasn't changed was because the assessor's maps were not updated to account for the changes.

Commissioner Hughes made a motion to close the public hearing.

Commissioner Knecht seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

Commissioner McHugh echoed Commissioner Petrelli's words and said that the Village Cemetery is an asset to the town and if they need more space they will continue to be an asset to the town.

Commissioner Hughes echoed Commissioners Petrelli and McHugh and said that the job done by these folks is admirable and he would like to see them maintain the continuity.

Commissioner Hughes made a motion to approve the application as requested.

Commissioner Petrelli seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

**APPLICATION NO. 1522-06-Z.** Matthew Fernandez Seeking a Special Permit in accordance with Section 5.2.F.2 to allow outdoor dining at 1151 Silas Deane Highway.

Matthew Fernandez presented the application and said that they are requesting an outdoor patio. He said that he flooring would be gray brick pavers with a stone dust foundation. The patio furniture would be white plastic tables and chairs and the umbrellas they wish to have supplied by their beer vendors. They are looking for seven tables with four chairs at each. They would provide a black aluminum fence that is 48" - 54" high with a self opening/closing gate in front of the emergency door. The existing emergency door would be replaced with an all glass open/close door with panic hardware. Mr. Fernandez said that there would be one new landscape bed for the fence and patio area and dark cedar mulch around the trees and bushes consistent with what is there now. He said that they would try to keep the grey loc edging. He said that the use of the patio would be for outdoor dining in the warmer months.

Chairman Hammer asked about the hours of operation. Mr. Fernandez said that they are open 11 a.m. to midnight. The hours of the patio would be the same as the dining room which shuts down around 9 or 10 p.m. He added that the patio would be open no later than 11 p.m. or midnight. Chairman Hammer asked if the umbrellas would have logos or be plain. Mr. Fernandez said that they would probably have a beer logo but he would try to get something plain.

Chairman Hammer asked how far the fence would be from the edge of Silas Deane Highway and would there be any structure in between to protect the patio. The Applicant said that he didn't know the distance and there wouldn't be any structure in between. Commissioner Hughes said that the snow shelf between the highway and the curb should be about 10 feet, the applicant confirmed this. Commissioner Hughes added that because of the traffic volumes and safety of the highway, an impact railing may be necessary. He said that he has concerns because of the volume and speed of the traffic and that there is no place to seek refuge. Chairman Hammer pointed out that they are not directly opposite the Mill Street intersection. Commissioner Hughes said that the turn southbound onto Mill Street has been the site of incidents in the past. Chairman Hammer asked if the outdoor dining at Suny's was closer to the street. Commissioner Hughes said that he wasn't here at that time, however this is an intersection where he has seen an incident where a secondary vehicle ended up 30 feet from the point of impact.

Maryann Fernandez introduced herself as Matt's mom and she said that they looked into placing a block retaining wall there but the concern was that no one could see if something was coming. She said that they are open to suggestion. Commissioner Hughes said that something like the wooden timber guard rails at the Cove of 8 x8 or 10 x 10 construction. Mr. Gillespie suggested bollard structures closely placed in key areas He added that this is a very legitimate concern based upon the incident there. Chairman Hammer asked if this would be outside of the fence required by the liquor laws. The applicant said that it would be.

Commissioner Wagner said that she would rather not see advertising for beer on the canopies as it is not in keeping with what they want to see along the Silas Deane. Mr. Fernandez said that they are trying to get the umbrellas cheaply, however they are open to the concern.

Commissioner Petrelli said that al fresco dining is en vogue and is enjoyable. He said that Boston has a lot of outdoor dining galore and the concept here is good if they can construct something to lessen the impact. The applicant said that they are at a disadvantage if they don't have anything outside. Mr. Petrelli agreed that the canopies would be cheapened by a beer logo. The applicant said that he prefers black umbrellas.

Commissioner McHugh asked about the gate and wondered if the liquor laws allow access or egress. Mr. Fernandez said that the gate would be installed for fire protection and would be an exit only gate. Mr. Gillespie concurred that an exit only gate is fine and was approved at Carmen Anthony's.

Commissioner Knecht asked if there would be music. The applicant said that they are not focusing on that now and he realizes that would be a whole different application. That is not on his agenda right now. He would really just like to be able to serve Sunday brunch or lunches outside. Commissioner Knecht said that this would be the only outdoor dining on the Silas Deane and he thinks that it is needed. Commissioner Petrelli mentioned that Quizno's has outdoor dining also.

Chairman Hammer asked any members of the public to speak, and there were none.

Chairman Hammer commented that it would be nice to have outdoor dining and he would like to see some safety enhancements. He asked if they should leave the hearing open if they need more time to come up with what those

would be or should they be delegated to the staff. Commissioner Hughes said that he would prefer to have Mr. Gillespie and the staff review the plans and have Mr. Gillespie refer back to the commission if it is not clear. Chairman Hammer said that he would like to delegate to Mr. Gillespie and the staff from safety and aesthetics point of view. Commissioner Hughes mentioned that the fire marshal is probably not needed. Chairman Hammer asked for a motion to close the hearing.

Commissioner McHugh made a motion to close the public hearing.

Commissioner Petrelli seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

Commissioner Petrelli made a motion to approve the application subject to the safety and aesthetics being delegated to Mr. Gillespie and others.

Chairman Hammer suggested the following conditions:

1. The applicant shall work with the staff to implement the appropriate safety enhancements consistent with good aesthetics.
2. No vendor logos shall be placed on the outdoor patio umbrellas. The restaurant logo is acceptable.

Commissioner Homicki seconded the motion with the conditions.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
May 2, 2006**

**OTHER BUSINESS**

**APPLICATION NO. 1519-06-Z.** John Tartaglia Seeking Site Plan and Design Review to renovate eight (8) existing units and construct nine (9) new units of active adult housing at 295 Ridge Road.

Continued (see above)

**APPLICATION NO. 1521-06-Z.** Wethersfield Evangelical Free Church Seeking Site Plan & Design Review of a proposed parking lot expansion at 511 Maple Street.

Jeff LeMay of 68 Round Hill Road said that he is a civil engineer and did the site design for the proposed parking lot expansion. He introduced Mark Delgate who is an electrical engineer also worked on behalf of the church. They are seeking to add parking spaces, there are many more cars than there are spaces. A parking lot committee was formed

which included 3-4 people who coordinated where on the property people could park including grass areas, residential driveways and side streets. There have been 20 cars on Butler Street during Sunday services and 40-50 cars with no parking due to increasing attendance at church. He said that when people come they are there from 8-12 and right now they need 40-45 spaces. There are concerns about people crossing the street and it is a dangerous portion of the road. The church does utilize grassy areas but it is not appropriate during certain seasons.

The church is proposing two locations for more parking. One lot would be on the west side to expand 45 spaces and eliminate 12 spaces for a net increase of 32 spaces. He explained the details of the pavement and the land would slope to the detention basin. There would be two entrance aisles and the parking lot would be graded at 4%. There would be a two foot grade differential with drainage inlets tied into the existing system. There would be landscaping with hardwood trees and pine trees to provide screening on the north and west side. They have reevaluated the type of screening trees to be used, originally they planned for hemlocks but they are not as thick as they should be for screening, so now they are planning for spruce or arborvitae in a double row. Mr. LeMay said that the main goal of the screening is for headlights. He said that the parking lot layout helps with the SU 30 turning movements. He added that the end row terminal is land and on the west side the rear lot has a 25 foot buffer even though the regulations require a 15 foot buffer. The site lighting proposed would be full cutoff lenses and a photometric plan has been done with zero intensity at the property line.

Mr. LeMay said that the second location would be on the south side. They are proposing 48 spaces and eliminating 3 for a net 45 spaces using bituminous and curbing. They would have storm drain inlets to capture and convey runoff and he has drainage calculations to provide assurance that there would be no additional flooding. The landscape buffer at the west side there were items that were missed but they intend to extend the fencing to help with the headlights. He said that they went through Inland Wetlands and got approval for a detention basin that was sized for a 100 yr storm with a maximum 3.8 impervious acres. He added that this project only brings them to 2.4 impervious acres.

Commissioner Petrelli asked if the hours of operation were seven days a week with Sunday services and religious instruction. He asked how late in the evening they anticipate being open. Mr. LeMay said that the peak need is Sunday during the day. There is not a great need for night because they never have filled the parking lot at night except for a Christmas Show two nights a year. There is also some Wednesday night activity with their kids programs.

Commissioner Homciki said that the correspondence refers to a need for 30-40 spaces and asked why they are proposing 78 spaces. Mr. LeMay said that they are growing and formed a committee to keep record of the cars off site. He said that there are 300 people at the church on Sunday and they have a capacity for 400 people. With a 2.5 people per car ratio, 100 more people will add 50 more cars. Commissioner Homicki asked if the expansion would include programs like a daycare. The applicant said that there probably would be more programs as the church grows. He added that attendance has been incredible.

Commissioner Hughes asked if it will fill as the church grows. Mr. LeMay said that the overall buildout at the property was planned and they had to either establish the church somewhere else or fulfill the needs at this property. There would also be a Phase II and Phase III of the buildout in the future where they would add more building and parking space. Commissioner Hughes suggested that Phase II and Phase III would be explored at that juncture. The applicant said that if they add building space then they would reevaluate the parking then. Commissioner Hughes asked when they were planning Phase II. The applicant said in five years. Commissioner Hughes asked if Phase III would be five years later. The applicant replied that it would be longer than that. Commissioner Hughes asked if Phase II would add additional building. Commissioner Wagner mentioned that they own 543 and 527 Maple. The applicant showed the area of the site on the plan. He said that their intent was to involve the neighborhood at the meeting, and that with the landscaping and fencing they are trying to address the concerns.

Chairman Hammer asked if there were any members of the public who wished to speak.

Jerry Kerr, 68 Meadowgate Road, said that he would like to address the parking situation. He said that the church claims that it is growing and that people are parking on the streets and it is a public safety issue. Mr. Kerr submitted his findings counting cars on Butler and Maple Streets as well as empty spaces in the lot on those same days. He said that he has seen up to 49 empty spaces. He agrees that they do good things like bible study but between 8 and 9:30 a.m.

there are holdovers of 40-45 cars. He asked why they don't have a fourth service. He didn't think that they would fill it. He is concerned about privacy. He said that they promised two sets of trees, wood chips and a park like setting, however it has become an eyesore along the property line. Mr. Kerr said that on top of the berm there is 3-4 feet of tall grass that they have to continually call about to cut it down. He said that they had four services but there were so many spaces available. He said that they tried to be reasonable and asked for another neighborhood meeting, to discuss the impact on the privacy and changing the schedule, however the church said that they want to expand. He disputes their figures and asked before they are allowed to do anything that they try and work with the community and not mislead.

Tom Kissleback, 114 Boulter Road, said that he has four small children and he is worried about their safety. He is worried about a car flying the curb and said that bushes and fencing are needed. He is not in favor of the proposal.

Joanne Coza, 82 Meadowgate Road, submitted a letter from the neighbors on Meadowgate and Boulter. She said that the neighbors met with the church on April 26 and there were several key points raised. The overall need for additional parking was questioned. She said that they asked what other options were investigated and the neighbors offered suggestions including rescheduling or adding a service. She said that they requested an additional meeting at the church. The members of the church asked her if she was against the expansion and when she said yes, Pastor Solberg said that they communicated the meeting with the building commissioners and that they would like to add because they felt it was needed. They said that they would make a reasonable effort to add landscaping. She said that "reasonable" is not specific enough and that there was no measurable task offered. She has seen available spots and parking on the grass may be because it is closer to the entrance. She is glad that she has heard questions regarding the overall expansion plans. She was told that the plans were filed already. The neighbors do not have a clear understanding of what will be developed and what is appropriate. Maybe this won't be enough parking, they want to look at the overall need.

Ms. Coza said that on the north end of the property if the lot is expanded there are additional issues regarding drainage and lighting. The drainage was designed for a 100 year storm however the detention pond area and berm are not maintained. There has been brush and other debris as well as high grass. In addition, there is a stream of water coming down on the right hand section of 82 Meadowgate. She is concerned that the proposed parking would alter the flow of water as it turns from grass to pavement. She added that the detention pond and berm need to be cleaned and inspected. The lighting is a sensitive issue as well and the property tree buffer did not fill in as intended. She said that it is a marginal buffer now. She asked where the stockade fence would be extended and said that a minimum of 6' is needed to block the headlights, because the property sits lower. She said that the main issue is the overall need.

Brian Morin, 134 Boulter Road, said that the commission should understand the total plan. The church owns a lot of property and it would be a very large expansion. He said that maybe some parking is needed but the full extent is questioned. He added that options discussed have been more meeting areas, a gym, and a sanctuary which would have a major impact. He said that the commission should seek to get the total package and that the total plan and the impact on the neighborhood should be considered.

Mr. LeMay responded that there is a discrepancy between the number of cars counted. He said that they have been counting cars from January 2005- April 2006, and submitted a table with a graph of the first and second services. He said that the first service has more need than the second and that the dip in the graph shows attendance during the summer. He added that this parking lot project will cost a lot and that they wouldn't propose it if they didn't need it, and that they wouldn't be parking off site if there was parking on site. He said that if the screening that they are proposing is not appropriate then he asked the commissioners to tell them what is appropriate. He said that it was mentioned that the maintenance of the grass in the detention pond was not good, however he thought that detention ponds have tall grass and it is on a 3:1 slope which is not made for continuous mowing and the ponds are not made for that. He said that it looks good with tall grass and that they will clean out the debris and brush and silt as appropriate. Mr. LeMay said that they are not altering the drainage pattern it will drain from South to North whether it is grass or pavement. It would be collected with the drainage system and not come close to meeting the capacity of the pond. He mentioned the they did get Inland

Wetland approval and that he did do a visual inspection wand will clean out the brush. He is not sure where Mr. Kisslebeck lives but he is aware that he asked for the fence because he is concerned about his children. Mr. LeMay

said that they will add a stockade fence along his property line.

Chairman Hammer said that the chart submitted looked like at the first service there was a deficit under 50 spaces and asked if they could get by with half of the requested parking. Mr. LeMay said that they could get away with a bigger lot for today but the chart shows a growing trend - attendance on Sunday is now 340-400 and this time last year it was 280-320. He said that they had two services and went to three services and that the second service is when they have Sunday school. He has asked people who are faithful in coming to park on the street so that the new visitors can park in the lot. Chairman Hammer asked if half of the requested parking could address the need, then how long it would be until they needed the other half. The applicant responded six months, the chart shows a 20 car increase in one year and that rate is increasing.

Chairman Hammer said that there are a number of concerns from the neighbors regarding screening, fencing and landscaping. Mr. Gillespie's also had comments about beefing up the landscaping. He would like to give the applicant the opportunity to address this and would like to get comments from Mike Turner regarding the maintenance of the detention basin. The applicant said that the resident of one of the church properties cut down the brush and put it into the detention basin.

Commissioner Petrelli said that here are myriad issues and both sides need to communicate. He wonders what the church plans to do in future years and what the impact on the expansion and traffic would be. He said that both sides have a legitimate interest and should sit down and talk. He has concerns about the number of spaces and whether they are necessary, he also has concerns about the impacts on privacy and the long term expansion.

Jack Jensen, 25 Golf Road, also representing the applicant spoke on behalf of the proposal. He said that the church has purchased adjacent property and that ten years ago there was a study for future needs and a master plan was done. He said at that time the church asked the town if they can do this within their property or should they sell everything and move out. They asked the town if what they had on paper was buildable and now they have completed Phase I. He added that they have gone to three services and now have 400 people. He said that the Phase I drainage system was made to handle the 100 year storm and anything that could be put on the site. He has the Wethersfield Country Club parking lot right next to his residence and he has no problem with that.

Commissioner Homicki referred to Mr. Gillespie's memo with the seven bullet points of concern. He said that the bullets refer to a buffer and that needs to be followed up. Commissioner Hughes agreed with Commissioner Homicki and Mr. Gillespie's memo. He echoed Commissioner Petrelli's spirit of neighborhood cooperation and the need to propose future enhancements and cooperation between neighbors, and he would like to see what the future looks like. He asked what the break even point would be to add a fourth service vs. the cost of construction. Mr. LeMay said that they could add six services, but most people only go to the first and second services. He said that he addition of programs between services has helped but the third service is the lightest and a fourth won't benefit the church. He said that the third service is attended and the second service is lighter but the classes add to the parking need. Commissioner Hughes said that Phase II might be sooner if it is a money issue.

Chairman Hammer suggested that the commission give the applicant the opportunity to come back with more information and the time to have more dialogue with the neighbors. Commissioner Hughes said that he would be in favor of continuing the public hearing. All commissioners raised their hands in favor of continuing the hearing.

Chairman Hammer said that he would like to help everyone work together to establish the fencing location, the height of the fence, where the safety and lighting concerns would be, as well as the other points raised. He would like the applicant to work with the neighbors and come back with enhancements. Commissioner Wagner added that she would like the applicant to come back with the ultimate plan. The applicant indicated that the engineering department has a copy of the conceptual plan. Chairman Hammer asked for the applicant to submit this to the commission to give a general overview.

Commissioner McHugh commented that in a day and age when church attendance is declining, she is proud of this church as they see attendance increasing. She added that if they can do a good job with that, then they will also be good at working with the neighbors.

Commissioner Homicki made a motion to continue.

Commissioner Hughes seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

**APPLICATION NO. 1524-06-Z.** Robert Bylykbashi Seeking Site Plan & Design Review to operate a pizza delivery restaurant at 1866 Berlin Turnpike.

Mr. Bylykbashi introduced himself and said that he would like to operate a pizza delivery restaurant at the subject location, which is currently an office. His hours of operation would be 10:30 a.m. to midnight. His business is about 80% delivery of pizza, chicken wings and the like. He has been in business for 17 years and is looking forward to locating in Wethersfield. The location is the former Atlas Tile.

Chairman Hammer asked if he would have any tables and chairs in the restaurant. The applicant said that he would not. Commissioner Homicki asked if the applicant had another facility. Mr. Bylykbashi said that he had locations in New Britain, Simsbury, Farmington, Vernon and Manchester. Commissioner Hughes asked how many locations. The applicant answered that the Wethersfield location would be number nine.

Commissioner Wagner asked about the volume. The applicant answered that they expect about 100 deliveries per day on average. Chairman Hammer asked if this meant that 20 people would come in to pick their order up and there would be 80 deliveries. The applicant answered yes and that they plan to deliver to all of Wethersfield, Newington and the South End of Hartford. He plans to have 15 drivers with 10 available on Friday nights. His drivers would occupy 2-3 cars in the parking lot. Chairman Hammer asked how many trips the drivers make. Mr. Bylykbashi said that they would typically take two deliveries at a time and would be in and out twice an hour. The applicant said that Friday 5-8 is their peak time with the two other busy days being Saturday and Thursday.

Commissioner McHugh asked what would be happening outside of the building as there was no parking diagram. Mr. Gillespie said that since no changes were proposed to the existing parking lot, the applicant wasn't required to submit that. Also, the parking demand for this use is less than a restaurant because of the lack of seats. Commissioner Hughes added that the hours of operation of the other businesses probably don't conflict. The applicant agreed and added that they would probably use the back door for deliveries and there is a lot of parking in the back. Chairman Hammer asked when the applicant proposed to open his doors. The applicant answered August 16 depending on the building department.

Commissioner Hughes made a motion to approve the application as submitted.

Commissioner Petrelli seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

**C.G.S. § 8-24 Review - Proposed lease agreement with Omnipoint Communications Inc. at 23 Kelleher Court.**

Mr. Gillespie said that usually the commission gets a referral on the lease agreement and then requires the lessee to come back for site plan review. This is a standard lease with standard rates and the planned improvements are within the existing compound.

Chairman Hammer said that it is state law that when a town sells or leases town property that they must run it by the PZC for comment. Commissioner Knecht asked if there was an issue at town council meeting about the difficulty that the police and fire department had. Mr. Gillespie said that the report of this information was not accurate. Chairman Hammer said that the town staff has evaluated this so it is known to the town staff. Mr. Gillespie said that they will have to ask for the wind load analysis, etc.

Chairman Hammer made a motion to recommend a positive referral on the property lease agreement with the town. He added that the PZC would suggest that the town attorney confirm that the town has reached the most favorable terms possible from the town's perspective.

Commissioner Homicki seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

## **MINUTES**

- [Minutes of the April 4, 2006 Meeting](#)

Commissioner McHugh made a motion to approve the minutes.

Commissioner Hughes seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None

## **STAFF REPORTS**

None

## **PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.**

None

## **CORRESPONDENCE**

- A letter from John W. Bradley, Town Attorney to Peter Gillespie, Director of Planning & Economic Development dated April 21, 2006 regarding the pretrial hearing for Meskiewicz/Lagana v. Wethersfield Planning & Zoning Commission.
  - Mr. Gillespie said that the pretrial hearing is set for May 11 in the afternoon. They did have some trouble

with the taping of some of this but it has been resolved. Chairman Hammer asked if Mr. Gillespie would be attending. Mr. Gillespie said that he would.

- A letter from the State of Connecticut Department of Economic & Community Development (DECD) dated April 13, 2006 regarding the Affordable Housing Land Use Appeals List.
- An invitation from the Wethersfield & Rocky Hill Chamber of Commerce to attend a Business After Hours event to be held on Tuesday, May 9, 2006 at People's Bank, 1310 Silas Deane Highway.
- An invitation from the Wethersfield Chamber of Commerce to attend the State of the Town Wednesday, May 3rd at the Wethersfield Country Club at 7:30 A.M.

## **OTHER BUSINESS**

Chairman Hammer asked about other business. Mr. Gillespie said that the following would be on the next agenda in addition to those that were carried over tonight.

- **APPLICATION NO. 1523-05-Z.** Belgin Emlak, LLC Seeking a Special Permit for a change of use at 121 Main Street and to renovate and increase capacity at 80 Garden Street.---Public Hearing set for 5/16/06.
- **APPLICATION NO. 1524-06-Z.** William & Lisa Driscoll Seeking a Special Permit to park a camper in accordance with Section 3.5.1.B.4.---Public Hearing set for 5/16/06.

Commissioner Wagner asked about the development of the regulations concerning oversized vehicles. Mr. Gillespie said that he hoped to have that by the next meeting. The zoning officer has reminded him that a few situations could cause a loophole.

## **ADJOURNMENT**

Commissioner Petrelli made a motion to adjourn the meeting at 10:10 p.m.

Chairman Hammer seconded the motion.

All members present voted in favor of the motion. (8-0-0)

Aye: Hammer, Knecht, Hallisey, McHugh, Wagner, Hughes, Petrelli, Homicki

Nay: None

Abst: None