

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
FEBRUARY 15, 2005**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, February 15 2005, at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Thesesa Forsdick, Vice Chair
Philip Knecht, Clerk
Earle R. Munroe
David R. Edwards
Richard Roberts
John Hallisey

Members absent:

George Oickle
John Adamian
Peter Leombruni
Robert P. Jurasin

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

APPLICATION NO. 1443-05-Z Global Companies LLC seeking a Special Permit to install a 30,000 gallon Diesel Tank (above ground) with dispenser for vehicle fueling located on the east side of the road in a Business Park Zone at 80 Burbank Road.

Vice Chair Forsdick read the legal notice for this application.

Mr. Keith Morton, Manager of the facility was present to represent Global Companies. Mr. Morton referred to the letter submitted with the application describing the project and handed out a set of revised engineered drawings prepared today. Mr. Morton stated that the application proposes the construction of a 30,000 gallon double walled above ground diesel tank for the purpose of wholesale oil distributing to oil delivery tanks. A pump and dispenser will also be included with the project. Mr. Morton stated that the facility will be automated and unattended with services offered only to registered customers with key cards and pin numbers in order to maintain the site. Mr. Morton noted that a concrete pad already exists at the site on which the 18 foot long tank will be mounted.

Mr. Morton stated that the site is monitored at the Chelsea Massachusetts site and they are very conscious of safety and no incidents have occurred.

Commissioner Roberts questioned the traffic flow at the site and Mr. Morton stated that the pattern is the same as exists today. Mr. Morton stated that all customers will be named as to the use of the facility.

Mr. Morton explained that he has been working closely with the Fire Department and Fire Marshall and a Knox box is located at the entrance gate to provide emergency access.

There being no one else who wished to speak in favor of or in opposition to this application, this portion of the hearing was declared closed.

There being no one else who wished to speak, the public hearing was closed.

Chairman Hammer closed the public hearing at 8:20.

Philip Knecht, Clerk

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING
FEBRUARY 15, 2005**

The Wethersfield Planning and Zoning Commission held a Public Meeting on Tuesday, February 15 2005, immediately following the Public Hearing, in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Joseph Hammer, Chairman
Thesesa Forsdick, Vice Chair
Philip Knecht, Clerk
Earle R. Munroe
David R. Edwards
Richard Roberts
John Hallisey

Members absent:

George Oickle
John Adamian
Peter Leombruni
Robert P. Jurasin

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Chairman Hammer asked for a roll call. Clerk Knecht read the roll call.

APPLICATION NO. 1443-05-Z Global Companies LLC seeking a Special Permit to install a 30,000 gallon Diesel Tank (above ground) with dispenser for vehicle fueling located on the east side of the road in a Business Park Zone at 80 Burbank Road.

Chairman Hammer commented that all seven commissioners present will be voting. Then he asked if anyone would like to make a motion on this application.

Commissioner Roberts motioned to approve the Global Companies application as submitted. Commissioner Munroe seconded the motion and the vote showed all members in favor.

APPLICATION 1444-05-Z Aaron Manderbach - Central Sign seeking approval under Article XXXI for a change that is not significant - re-imaging gas station sign located on the east side of the road in a Regional Commercial District at 930 Silas Deane Highway.

Commissioner Knecht reviewed correspondence from Peter Gillespie regarding Design Review approval and a letter from Central Sign. Mr. Brent McWilliams from Central Sign was present and summarized the approval received from the Design Review Committee. Mr. McWilliams summarized the application which involved a free standing sign with the Valero logo and price information and the canopy sign which would include the Valero logo and swoosh.

Mr. McWilliams stated the free standing sign is 8 feet high, 32 square feet in size, and price letters are 11 inches high. Mr. McWilliams noted that the price portion of the sign can not exceed 12 square feet per the zoning regulations.

Mr. McWilliams stated that a pine skirt would be added and the sign would not be illuminated.

Mr. Gillespie reviewed the suggestions made by the Design Review Committee:

1. That portion of the sign containing the price message is limited to 12 square feet.
2. The sign height is limited to not more than 8 feet.
3. A base or skirt is added to the sign in lieu of the proposed center pole.
4. A specific illumination plan is defined.
5. A landscape plan is developed for the area around the base of the sign.

Commissioner Roberts questioned whether the DOT had reviewed possible site line issues with the location of the sign. Mr. Gillespie stated he did not see an obstruction.

Commissioner Forsdick recommended approval of the signs with a condition that the Town Planner approves the landscaping plan, and that the details of the sign base and the changes meet the recommendations of the Design Review Committee. Commissioner Knecht seconded the motion and the vote showed all members in favor.

Town of Wethersfield Board of Education Site Plans (2)

1. Hanmer School Bus drop-off configuration at 50 Francis Street.
2. Charles Wright School Parking Lot Expansion at 186 Nott Street.

Chairman Hammer noted that agenda items 4 and 5 Town of Wethersfield will be tabled to a future meeting until Town Engineer Mike Turner is present.

Zoning Regulations

Proposed changes to various sections of the Wethersfield Zoning Regulations:

Mr. Gillespie distributed 2 memorandums dated February 15 from Brian O'Conner and February 9 from Peter Gillespie.

Mr. Gillespie discussed both memorandums and the various proposed changes to:

1. Zoning Maps
2. Residential Permitted Uses
3. Special Residential Development
4. Residential Accessory Uses
5. Sign Regulations

The Commission members requested that Mr. Gillespie fine tune the proposal for the Public Hearing on April 5, 2005.

MEETING MINUTES

Commissioner Forsdick motioned to approve [the minutes of the January 5, 2005 meeting](#). Commissioner Roberts seconded the motion and all members voted in favor. There was no quorum from the November 30, 2004 meeting so approval of the minutes was tabled.

OTHER MATTERS

- The Annual Connecticut Federation of Planning and Zoning Agencies meeting scheduled for March 24, 2005 was discussed. Mr. Gillespie will contact members to determine whether members want to attend.
- Public comments on general matters of planning and zoning - Chairman Hammer asked for any members of the public present to come forward with any comments. Seeing none, he closed this portion of the public meeting.
- Correspondence - Chairman Hammer asked for any correspondence.
- **APPLICATION NO. 1435-04-Z** 61 Arrow Road - the former Arrow Tool Building.

Mr. Ken Herbert of Compass Engineering was present to present a revised plan for the parking lot at this previously approved project.

Mr. Herbert noted that the new zoning regulations give the Commission the authority to modify the no parking in front yard requirements of Section 6.2.H.2. Mr. Herbert handed out photographs of the site. Mr. Herbert suggested that a retaining wall is required to create the parking area possibly 15 feet in height. Mr. Herbert suggested that the parking area would project 13 feet into the required 50 foot front yard.

Commissioner Roberts suggested that an additional 20 spaces would be added to the project and requested that landscaping would be needed to screen the retaining wall.

Mr. Gillespie stated that Mr. Herbert was unsure as to whether P&Z or ZBA should be reviewing the proposal.

Commissioner Roberts suggested that P&Z should review a revised plan which should include the appropriate details of the wall and landscaping on a site plan.

ADJOURNMENT

The chair asked if there was any other correspondence or other business. Seeing none,

Chairman adjourned the meeting at 8:40 p.m.

Philip Knecht, Clerk