

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 15, 2011
TOWN HALL, 127 NORWICH AVENUE, COLCHESTER, CT
Room 1
7:00 P.M.

MEMBERS PRESENT: Tom Kane, Vice Chairman; Mark Noniewicz, John Rosenthal and Stacy Brown; Alternate: John Novak

MEMBERS ABSENT: Chairman Joseph Mathieu, Linda Hodge, and Dave Gesiak; James Miller, Alternate

STAFF PRESENT: Adam Turner, Planning Director; Craig Grimord, Assistant Planner/Zoning Enforcement Officer; Gail Therian, Clerk; Stan Soby, Board of Selectmen Liaison

1. **CALL TO ORDER** – Vice Chairman Kane, as Acting Chairman, called the meeting to order at 7:02 p.m.

2. **Roll Call**

Vice Chairman Kane asked the clerk to note those in attendance. J. Novak was seated as a voting member.

3. **Additions to Agenda** – None

4. **Minutes of Previous Meeting - Regular Meeting – June 1, 2011**

As three of the members present at this meeting had not attended the June 1, 2011 meeting, the approval of the June 1, 2011 Regular Meeting Minutes will be acted on at the July meeting.

Motion by S. Brown, seconded by J. Rosenthal to postpone action on the approval of the Regular Meeting Minutes of June 1, 2011. **Motion carried unanimously.**

5. **Public Hearings** – None

6. **Preliminary Reviews** – None

7. **New Business & Applications Received -**

A. **SUB #11-423 Bertha Glembowski, Applicant/owner;** 2 lot Resubdivision created on Dutton Road with an existing house; Assessor's Map 03-07, Lot 009-00. (Receipt only, Public Hearing Scheduled 7/20/2011)

C. Grimord told the Commission that this application is for receipt only and the Public Hearing is scheduled for the July 20, 2011 meeting.

8. **Five Minute Session for the Public** – No one spoke

9. **Pending Applications -**

A. **SDP#11-012 Site Plan Modification for Toyota of Colchester,** 100 Old Hartford Road, Plan titled "Proposed Site Plan prepared for J & C Colchester Realty, LLC, 100 Old Hartford Road, Colchester, CT 1" = 30", Prepared by Provost & Rovero, Inc., three sheets dated 5/12/2011, revised to 6/09/2011

David Held, Provost & Rovero, Inc. presented and summarized the revised plan dated June 9, 2011 for Toyota of Colchester at 100 Old Hartford Road. He explained that because of the snow load this past winter the existing drive under canopy located on the east side of the building had collapsed and had been removed and the applicant is proposing to expand the building for office space for the Service Writers. The proposed plan also includes 15 new Customer parking spaces, five (5) new landscaped islands and will allow for better traffic control. He said that all deliveries of vehicles would be within the site. The applicant also intends to make general site repairs including cleaning of the drainage structures, loam and seed eroded areas, repair the sidewalks including the shoulder between the sidewalk and the road, and delineate the fire lanes and parking area. The fence will also be repaired and the existing signs on the fence will be removed. He said that with the installation of new landscaping there should be a net decrease in the impervious surface to 78.8% which is still higher than the maximum permitted of 75% under the current regulations.

C. Grimord explained the need for a Waiver regarding the size standards for the signage on the site. He said that the original Special Exception/Site Plan approval in 2000 allowed 190.25 square feet of signage, but the sign regulations were revised in 2006 and the current maximum sign area for the site is 60 square feet. The applicant did reduce the signage to 153 square feet in 2007 because of the installation of the new Toyota/Scion corporate sign and the total signage could now be reduced to 141 square feet by the elimination of the "Dealer in the Family" sign. This would reduce the area of the pole sign so that is more conforming with the current regulations.

RECEIVED
COLCHESTER, CT
2011 JUN 16 PM 1:19

The Commission members had concerns about the applicant not adhering to the condition of the June 8, 2000 approval that "all off-loading of vehicles will occur on-site as stipulated by the applicant on 6/7/00." Stan Soby, Board of Selectmen Liaison suggested that Staff speak with Sgt. Petruzzi of the Colchester Police Department and contact the State Traffic Control Department about possible enforcement actions to prevent the off loading of vehicles on public roads. Discussion followed about the off-loading of vehicles, the parking lot design, signage and the storage of vehicles on site and at the other site owned by Toyota of Colchester on Old Hartford Road. J. Rosenthal suggested that the installation of boulders on the south side of the building to provide a permanent vehicle barrier also be done on the other side of the building. It was suggested that this be made a condition of approval.

Motion by M. Noniewicz, seconded by J. Novak to approve a waiver for the sign size and height for SDP#11-012, J & C Colchester Realty, LLC, 100 Old Hartford Road, Colchester, CT. In particular, it should be noted that the original site plan was originally approved with a total of 194 square feet of signage of which the applicant has previously reduced to 153 square feet. There will be no additional new signage added to the plans. There will be a reduction of 12 square feet of signage, so that the final square footage allowed for signage is 141 square feet, which will be more conforming with the current regulations. As part of the 141 square feet, 44 square feet will be the area of the pole sign and 97 square feet will be wall signage. All 5 members present voted in favor. **Motion carried unanimously.**

Motion by M. Noniewicz, seconded by J. Rosenthal that in accordance with the findings of the Staff report dated June 15, 2011, motion is made to approve Site Plan Application SDP#11-012, J & C Realty, LLC at 100 Old Hartford Road, Assessor Map #15, Lot #1, Commercial Zone; Specifically the plan titled "Proposed Site Plan prepared for J&C Colchester, 1" = 30' Prepared by Provost & Rovero, Inc., three sheets dated 5/12/11, revised to 06/09/11. In conjunction with this approval the Commission has granted a waiver, per Section 16.2.3 to allow for 44 Square feet of free standing pole signage and 97 Square feet of wall signage for a total of 141 Square Feet. The plans are approved with the following modifications:

- 1) Per the condition and stipulations of the initial Special Exception Site Plan approval:
 - A. All off-loading of vehicles will occur on the internally paved areas on site
 - B. The Zoning Enforcement Officer is to be notified at least 24 hours prior to car carrier deliveries;
 - C. The "Dealer in the Family" sign is to be removed from the site;
 - D. Change the sign table square footage of the Toyota Scion sign from 57 Sq. Ft to 32 Square Ft to reflect the granted waiver;
 - E. There will be no test driving of vehicles on Old Hebron Road
- 2) Final Plans for Commission signature are to show the painted No Parking Fire Lanes required by the Fire Marshal;
- 3) Vehicles shall only be parked within the display areas. There shall be no parking of vehicles outside of the designated display areas or off paved surfaces;
- 4) Prior to issuance of a Certificate of Zoning Compliance for this modification, an "As -built Plan" of the site improvements is to be submitted

Motion carried unanimously

10. Old Business - None

11. Planning Issues & Discussions

A. Turner said that he working on the Agricultural and Environmental Standards regulations and will email these to the Commissioners for their review when they are completed. He reviewed the timeline for adopting the amended regulations and said he would be speaking with the various land use Commissions and local organizations to present these new Regulations for questions and input.

12. Zoning Enforcement Officer's Report – May 2011

C. Grimord distributed copies of his May 2011 Zoning Enforcement Officer's Report.

13. Correspondence – None

14. Adjournment

Motion by M. Noniewicz, seconded by J. Rosenthal to adjourn at 8:07 p.m. **Motion carried unanimously.**

Gail N. Therian, Clerk