

COLCHESTER PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 6, 2016
127 NORWICH AVENUE, COLCHESTER, CT
7:00 P.M.

MEMBERS PRESENT: Chairman Joseph Mathieu; John Novak, Vice Chairman; John Rosenthal, Dave Gesiak and Jason Tinelle; Alternates: Karen Godbout and Beverly Seeley; Stan Soby, Board of Selectman Liaison

MEMBERS ABSENT: Mark Noniewicz

STAFF PRESENT: Randy Benson, Planning Director; and Gail Therian, Clerk

1. **CALL TO ORDER** –Chairman Mathieu called the meeting to order at 7:00 p.m.

2. **Roll Call**

Chairman Mathieu asked the clerk to note those in attendance. K. Godbout and Beverly Seeley were seated as a voting members.

3. **Additions to Agenda – None**

4. **Minutes of Previous Meetings** – Minutes of the Regular Meeting April 6, 2016

Chairman Mathieu said that on Page 2, the third (3rd) paragraph the last line should read: "She also submitted a copy of the **Statement of Use.**"

Motion by J. Novak, seconded by J. Rosenthal to approve the Regular Meeting Minutes of March 16, 2016 as amended.
Abstentions: D. Gesiak **Motion carried unanimously.**

5. **Public Hearings –**

R. Benson read the Public Hearing legal notice published in the *Rivereast* on March 25, 2016 and April 1, 2016.

Chairman Mathieu asked the members of the audience if anyone had any concerns or comments about the members of the Commission that were seated for the Public Hearings. No comments were made. He went on to explain the Public Hearing procedure.

- A. **SP#16-002 - G. Veneziano applicant/9 Loomis Road, owner;** Application for Special Permit Per Section 5.7 for proposed convenience store, gas station and coffee/sandwich shop and Section 14-321 of the Connecticut State Statutes for a certificate of approval from gasoline station at 9 Loomis Road and 509 Westchester Road, Assessor's Map #3-17 and Lots 52, 53; Westchester Village - Rural Zone . (**Public Hearing opened on 3/16/6; continued to 4/6/16**)

B. Seeley recused herself from this application.

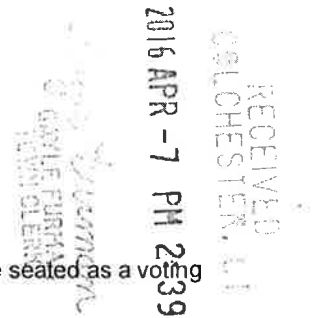
Atty. Robin Pearson, from Alter and Pearson, representing the applicant, said that the discussions with Atty. Lew Wise who represents a number of the neighbors of 9 Loomis Road are moving forward. They would like to request that the Public Hearing be continued to the next regularly scheduled meeting of April 20, 2016. This will allow time to reach an agreement with all parties. She submitted a letter requesting that the Public Hearing be continued to the April 20, 2016 meeting and to consent to an extension of time until May 5, 2016 close the Public Hearing.

R. Benson told the Commission that this Continuation would allow a few remaining outstanding items to be address.

Motion by J. Novak, seconded by D. Gesiak to accept the letter for the extension of time to close the Public Hearing by May 5, 2016 in accordance with CGS §8-7d(a). **Motion carried unanimously.**

Motion by J. Novak, seconded by J. Rosenthal to continue the Public Hearing on SP#16-002 G. Veneziano applicant/9 Loomis Road, owner to the next regularly scheduled meeting. **Motion carried unanimously.**

B. Seeley returned as an Alternate member.



B. Special Permit #16-003, Alpha Q applicant/owner, Application for Special Permit per Section 7.3.8 of the Colchester Land Development Regulations proposed two 12,000 square foot additions to existing buildings and a new separate 25,000 square foot building, located at 87 Upton Road, Assessor's Map 00-90, Lot 008-004, Arterial Commercial Zone. (Public Hearing opened on 4/6/16)

R. Benson told the Commission that this application is for a proposed 49,000 square foot expansion on the property on 87 Upton Road. It will consist of two (2) 12,000 square foot additions and a new 25,000 square foot building with the associated site work and new parking spaces on the property. He said that under Section 7.3.8 of the Colchester Land Development Regulations a light industrial use is permitted as a Special Permit if the use is over 20,000 square feet. He said that this application has been approved by the Colchester Conservation Commission.

Speaking in Favor:

Ellen Bartlett, Engineer from CLA Engineers, spoke about the additions and the new building. She said that this is a three (3) phase plan which will be completed over the next five (5) to ten (10) years. The first phase is one of the 12,000 square foot addition that would begin as soon as the approvals are in place. The second (2nd) phase would be the new 25,000 square foot building with the third (3rd) phase being the second 12,000 square foot addition. This property is on public utilities. She reviewed the proposed drainage systems. She explained the minimal effect of the traffic on Upton Road with this increase in the use of the property.

Discussion followed regarding the buffering to neighboring properties, the parking area, and the handling of hazardous materials.

Stephen Prout, President of Alpha Q, explained the manufacturing work performed by Alpha Q. He explained the expected growth for his company in the next few years. At present the company employs 93 people. The company may hire and additional 20 people on the completion of the first phase. He said that this work would be done in phases as explained by Ellen Bartlett, the first phase being a 12,000 square foot addition. The other two (2) buildings will be built in the future. He said that he has worked extensively with the Staff of the Town of Colchester to address the drainage issues.

Speaking in Opposition

Lillian Atkins, 156 Wall Street, said that her property has sustained water damage on her property water drainage for many years.

Thomas Atkins, 156 Wall Street, gave a brief history regarding drainage issues since the Upton Road was created. He asked about the Public Hearing procedure and if the Public Hearing could be continued in order to allow him time to hire and obtain a report from a hydrologist. Discussion followed regarding the drainage issues.

Rebuttal to those who Spoke in Opposition

Stephen Prout, President of Alpha Q, explained the topography of the land at 87 Upton Road. He said that Ellen Bartlett of CLA Engineers worked closely with Town Staff and developed a drainage system that will allow no additional water runoff from this site.

Ellen Bartlett, Engineer from CLA Engineers, explained the existing drainage system and said that there will be a decrease of water flowing into the wetlands with this new development.

Rebuttal to those who Spoke in Favor

Thomas Atkins, 156 Wall Street, said that he would like the Public Hearing continued and this issue of water on his property needs to be addressed.

The Commission asked Staff for an objective assessment of the drainage situation.

Motion by J. Novak, seconded by J. Rosenthal to continue the Public Hearing on SP#16-003 Alpha Q, applicant/owner to the next regularly scheduled meeting on April 20, 2016. **Motion carried unanimously.**

6. New Business & Applications Received: -

- A. ZC#16-203 Uz-Mah Development, Ltd, LLC applicant/David R. Lee and Jenifer A. Lee, owner, application to change zoning district of approximately .78 acre lot from Town Centre District to Arterial Commercial for property at 127 Old Hartford Road, Assessor's Map 15-00, Lot 062. (Receipt only – Public Hearing scheduled for 5/4/16)**

- B. RC#16-211 Town of Colchester Planning and Zoning Commission, Applicant;** Application to add Section 3.4.1.C to address existing developed properties for minimum lot size and building setbacks; Add Section 8.9.5.A.1 to add provisions to allow poultry or fur bearing animals on any property that is less than 100,000 square feet; Amend Section 11.13 Building Mounted Sign Standards to allow additional signs on buildings that are in a location or configured so that additional signs would provide better visibility for promoting businesses located inside the building; Amend Section 12.0 Lighting to address an error on the reference of the appendix number for the guidelines established by the Illuminating Engineering Society of North America; correction to Section 10.6 Parking Lot Design to read "have no greater than five percent (5%) slope. (**Receipt only – Public Hearing scheduled for 5/4/2016**)

These two applications were received by the Commission and the Public Hearing set for May 4, 2016.

7. Five Minute Session for the Public – No one spoke

8. Pending Applications:-

- A. SP#16-002 - G. Veneziano applicant/9 Loomis Road, owner;** Application for Special Permit Per Section 5.7 for proposed convenience store, gas station and coffee/sandwich shop and Section 14-321 of the Connecticut State Statutes for a certificate of approval from gasoline station at 9 Loomis Road and 509 Westchester Road, Assessor's Map #3-17 and Lots 52, 53; Westchester Village - Rural Zone

Motion by J. Novak, seconded by J. Tinelle to postpone action on SP#16-002 G. Veneziano applicant/9 Loomis Roads as the Public Hearing has been continued to the next regularly scheduled meeting. **Motion carried unanimously.**

- B. Special Permit #16-003, Alpha Q applicant/owner,** Application for Special Permit per Section 7.3.8 of the Colchester Land Development Regulations proposed two 12,000 square foot additions to existing buildings and a new separate 25,000 square foot building, located at 87 Upton Road, Assessor's Map 00-90, Lot 008-004, Arterial Commercial Zone. (**FOR RECEIPT ONLY – Public Hearing opened on April 6, 2016.**)

Motion by J. Novak, seconded by J. Rosenthal to postpone action on SP#16-003, Alpha Q applicant/owner as the Public Hearing has been continued to the next regularly scheduled meeting. **Motion carried unanimously.**

9. Preliminary Reviews – None

10. Old Business – None

11. Planning Issues & Discussions – None

12. Zoning Enforcement Officer's Report – None

A flyer was distributed to the Commission members inviting them to the Grand Opening of the PetValu Store on April 23, 2016.

13. Correspondence – None

14. Adjournment

Motion by J. Novak, seconded by K. Godbout to adjourn at 7:46 p.m. **Motion carried unanimously.**