

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,
80 Doyle Rd., Bantam, CT
REGULAR MEETING Minutes
May 2, 2016 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:05 pm.

Members Present: Guy Baldwin, Abby Conroy, Peter Losee, Denise Schlesinger,
Thomas Waterhouse
Members Absent: Carol Bramley, Mitchell Samal, William Conti, Nancy Tarascio-
Latour
Also Present: Dennis Tobin, PhD

Appointment of Alternates: None to appoint.

Public Comment - None

Any member of the public may speak on any topic that is not on the agenda. Presentations shall be as brief as possible. The speaker shall be limited to three minutes unless the Chair grants an extension.

Commissioners' requests - None

Approval of Existing, Proposed and Special Sewer Areas Map – POCAD (12/7/09) map revised May 2, 2016.

G. Baldwin moved to approve the revised POCAD map, P. Losee seconded and the motion passed unanimously.

PUBLIC HEARING

7 North Street Litchfield, LLC - 7 North St. - Special Exceptions for 2 restaurants, 5 retail shops, 6 offices and 3 residential apartments in existing building (redevelopment).

The Chair opened the hearing at 7:07 p.m. and read the legal notice into the record. Attorney Gail McTaggart of Secor, Cassidy & McPartland was present for the application and presented return receipt mail cards. She noted that a letter dated March 15, 2016 and Wetlands Determination performed by Soil Resource Consultants dated March 10, 2016 was submitted to the Inland Wetlands Commission for their information indicating that no inland wetland soil conditions or watercourses were found on the property. The Fire Marshal review has been received for the record. The review of the Public Works/Town Engineer dated April 27, 2016 was read into the record. Several email responses between Ms. McTaggart and Mr. Alexe were read into the record. Ms. McTaggart introduced Ms. Emily Jones of Civil One to address Mr. Alexe's comments. Ms. Jones, P.E. of Civil One was present to explain that the existing water, sewer and drainage structures on site will be reused. There is an existing water lateral that is serviced by Aquarion Water and will continue to be serviced by Aquarion. The existing sewer line goes under the building. The proposal is that during construction and prior to any major work a camera will be sent down into the structures to scope them and check them for structural integrity. If problems are found, they will consult with the Town Engineer and WPCA. The only drainage changes will be a small pipe that will discharge leader drains into an existing catch basin.

Ms. McTaggart referenced a letter from WPCA dated March 11, 2016. The Chair read a response letter from Civil 1 dated May 2, 2016 into the record. Ms. McTaggart read a letter dated May 2, 2016 regarding comments in response to April 27, 2016 review and comments by Raz Alexe, PE,

Town Engineer. Sharat Kalluri, Traffic Engineer for the project addressed Mr. Alexe's comments. The applicant agreed to address issues with the sidewalks on the site. They will perform this as a parallel project. A lengthy discussion ensued regarding traffic and parking issues which Mr. Kalluri. Mr. Kalluri reviewed his traffic impact letter dated November 25, 2015 with the commission.

The Chairman read a letter dated April 29, 2016 from Commission Attorney Steven Byrne into the record. Mr. Kalluri presented a parking overview.

There was a long discussion about zoning and building permits obtained for use. Gregory Grew, Architect explained the floor plans.

Mr. Hamilton who owns property across the street asked about the gable on the south side of the building. Mr. Grew stated that would be staying the same.

P. Losee moved to close the public hearing at 9:01 p.m. D. Schlesinger seconded and the motion passed unanimously.

L. Losee moved to approve the application with the following conditions, G. Baldwin seconded, and the motion passed unanimously.

- 1). *One zoning permit for approved use - 2 restaurants, 5 retail shops, 6 offices, and 3 residential apartments, with the approved plans attached to the overall use permit - A101, A102, A103, A104, A201, A202.*
- 2). *Zoning Permits for use for all individual tenants with corresponding site plans attached.*
- 3). *Zoning permits for outside structures with corresponding site plans attached.*
- 4). *Zoning permits for approved signage for individual tenants with sheet A201 attached.*
- 5). *Sidewalk improvements to the South of the proposed development (on the North side of Route 202) between the intersection of Rt. 202 and Rt. 63 North along the redevelopment going West up to Union Savings Bank property line shall be implemented as part of the redevelopment. Please provide construction plans to the DPW for review. Due to the proximity to the highway r.o.w, the sidewalk construction plans may also be subject to review by the State DOT if they deem necessary.*
- 6). *Due to the age, current non-standard maintenance/access location of the manhole (close to the center of the existing building, indoor), and type of material we have on record for the existing connection (6" VCP), DPW recommends replacement of the existing pipe - lateral for the sewer line connection as necessary. Specifications and sizing as designed shall be subject to review by WPCA and DPW.*

Approval of Minutes of April 18, 2016 – Continued to next meeting.

Old Business - None

New Business - None

Possible Executive Session to discuss pending litigation - None

Correspondence -None

Any new item added to the agenda requires a 2/3 majority vote of the Commission. Taking up any item after 11PM requires a 2/3 majority vote of the Commission

Adjournment – D. Schlesinger moved to adjourn at 9:28 p.m., A. Conroy seconded, motion passed.

Thomas Waterhouse, Chairman

Date

DRAFT