

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 6, 2013**

**ROLL CALL:**

Members Present: Andy Kidd, Vice Chair  
Horace Brown, Secretary  
Michael Stebe  
Chirag Thaker

Alternates: Susan Shanbaum

Absent: Eric Prause, Chair  
Anthony Petrone

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Matthew Bordeaux, Environmental Planner  
and Wetlands Agent  
Ginger MacHattie, Recording Secretary

The Acting Chairman opened the Public Hearing at 7:02 p.m. The Secretary read the legal notice for the application when the call was made.

HAYES & HAYES, LLC – for construction of self-storage buildings, parking and associated site improvements at 169 Red Stone Road, General Business zone – Special Exception (2012-128)

Attorney Leonard Jacobs spoke on behalf of the applicant, Hayes & Hayes, LLC. The subject property is 169 Red Stone Road, which is 2.7 acres in size and located in a General Business zone. The application is for permission to construct eight self-storage buildings, with an office located in building one. He said the use the applicant is proposing is the most benign use for this area; storage units produce virtually no noise or traffic. Attorney Jacobs listed other businesses which are allowed in a General Business zone, all of which would generally be more disruptive with noise and traffic. In addition, people living in the surrounding apartments may wish to use the service this applicant would be providing. The roofs of the buildings will be green and the buildings themselves will be beige. Attorney Jacobs displayed the colors and handed samples to the Commission.

Mr. John Alexopolous, landscape architect, reviewed the distances from the proposed buildings to the closest apartment buildings. He said one apartment is located directly across from proposed building six and another located across from building eight. The upper apartment building, closest to I-84, across from proposed building number six is 244' away. The middle building is 257' away. The clubhouse is 144' away, but far below the proposed buildings, he said.

Mr. Alexopolous said in front of the unit closest to the apartment complex there will be a 6' high slatted fence with evergreen trees planted as well. He said no doors will be on the side facing the apartments and the units will not be seen from the clubhouse. Four different species of evergreens have been incorporated with some maple trees near the office. Mr. Alexopolous pointed out parking for the office. Dense plantings of evergreens will be around the perimeter of the property and around the new detention basin.

In response to a question from Mr. Brown, Mr. Alexopolous said the slated fence will be located only along boundary with the residences.

In response to a question from Mr. Kidd, Mr. Alexopolous said the bottom of the storage units are almost even with the second floor of the apartments.

Attorney Jacobs reviewed the special exception criteria. The proposed use is a quiet use and suitable to this location. He said the size, height, and appearance of the units will be the best for this site. The storage units are compatible with the neighborhood and the neighborhood may even take advantage of them, he said.

In response to a question from Mr. Kidd, Andrew Bushnell, professional engineer, said the doors are on the east and west ends of the building; the long sides of the buildings. There are no doors on the east sides of buildings five and six. The doors will not be seen from the street or highway.

In response to a question from Ms. Shanbaum, Attorney Jacobs said the office building will look like the rest of the buildings.

Mr. Richard Hayes, Hayes and Hayes, LLC, added that the office building will have a door and windows in the front of the building. Pointing to the plan, he said the area from the dotted line, back, will be storage units.

In response to a question from Mr. Brown, Mr. Bushnell explained that the applicant will be removing a large piece of tree and other debris from the storm water outlet, but the Hayes Pond is owned by the apartments next door and it is their responsibility to maintain it. The applicant agreed with Town staff's request to remove the debris, but it is a onetime deal only.

In response to a question from Mr. Brown, Attorney Jacobs explained that the existing dog walk area is located on the Hayes property. There are no particular plans to remove it but there is no commitment to make it permanent.

In response to a question from Mr. Kidd, Mr. Bushnell said the open space on the map is for 701 Tolland Turnpike.

In response to a question from Mr. Brown, Attorney Jacobs said there will be no signs on the buildings. There will be a small sign near the front entrance.

Ms. Bertotti said Town staff recommends some modifications if the Planning and Zoning Commission proceeds with approval. There are two comments that are minor and technical in nature. She said the applicant is aware of these modifications and the items can be addressed on the mylars.

Acting Chairman Kidd asked if any member of the public wished to comment either in favor of or in opposition to this application.

Ms. Jill Haga, a new resident at Vintage at the Grove, has looked at this proposal very carefully and thinks it will seriously affect her quality of life. She is paying a premium to live in the middle of an urban area with a suburban quality of life. Her balcony will be looking over the facility. The apartment complex's swimming pool is behind the clubhouse. She has concerns about her teenage daughter as well as the toddler's play area. People will be coming and going from the storage units. She said anybody could stake out the apartments. She has concerns over her quality of life.

In response to a question from Mr. Kidd, Attorney Jacobs said the site will be key-padded. If one does not have a key code, he or she will not be able to enter the property.

In response to a question from Mr. Brown, Attorney Jacobs said the storage facility will be staffed by appointment. Generally when people come to access their unit, they will use the key pad and drive directly to their unit. He did not anticipate regular hours as so few people come in and out.

In response to a question from Mr. Kidd, Mr. Alexopolous reviewed the buffer between the property and the clubhouse and its recreation area. He pointed out the dog area with the fence as well as the fence and evergreen trees. Behind the fence will be continuous plantings of existing trees. On the recreation area side, there is a 6' slatted fence. In front of that fence is a line of fir trees.

In response to a question from Mr. Kidd, Mr. Bushnell said the trees are on the neighbor side of the fence. Mr. Kidd said if the slatted fence is extended near the club house area it would provide more privacy.

Mr. Brown noted that fencing with slats will be located on the east side starting at the north end of the property. Evergreen trees border the fence until the detention area. No landscaping is a concern as the apartments nearest that area are end units. Attorney Jacobs said he thought landscaping can be placed outside the detention basin area.

In response to a question from Ms. Shanbaum, Mr. Alexopolous said the elevation difference between building eight and the area in front of the detention basin is about 10'.

In response to a question from Ms. Shanbaum, Mr. Bushnell displayed the lighting plan, which shows the buildings and circles representing the lights. Two lights will be eliminated; the two behind the two buildings near the buffer and fence. All lighting stays on site.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:54 p.m.

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.**