MINUTES OF PUBLIC HEARING

HELD BY THE PLANNING AND ZONING COMMISSION

SEPTEMBER 3, 2014

ROLL CALL:

Members Present:	Andy Kidd, Acting Chair	
	Michael Stebe, Acting Secretary	
	Susan Shanbaum	
Alternates:	Julian Stoppelman (sitting)	
Absent:	Eric Prause, Chair	
	Horace Brown, Secretary	
	Donald Palmer	
	Teresa Ike	
Also Present:	Mark Pellegrini, Director of Planning	
	Renata Bertotti, Senior Planner	
	Ginger MacHattie, Recording Secretary	

The Acting Chairman opened the Public Hearing at 7:00 p.m. The Acting Secretary read the legal notice for the application when the call was made.

HIGHLAND PARK MARKET, INC. – For a proposed parking expansion at 277, 283, and 307

(a.k.a. 317) Highland Street, Business I zone – Special Exception (2014-054)

Ron Bomengen, P.E., with Fuss&O'Neil spoke on behalf of the applicant, Highland Park

Market. Highland Park Market is requesting an approval of a special exception and an erosion

and sedimentation control plan. The special exception is needed because the proposed parking

exceeds 60 spaces. Highland Park Market currently has 91 spaces. Approval of this application

would add 73 spaces for a total of 164 spaces. There will be 1.5 acres of disturbance at the site.

Highland Park Market has been at its current location since 1886. In 1938 the original Zoning

Regulations were adopted and the property was zoned Business I. At this time, the properties are

all located within the Business I zone. The large property where the market is located (307

Highland Street) is owned by Highland Park Market, as are the four properties to the north on

Highwood Drive. The land slopes from east to west and there is a discharge point to the west

where stormwater makes its way into an existing stormwater management system.

Mr. Bomengen said the proposed improvements include expansion of the parking lot to the west

of the existing lot. The existing lot will receive a new sealcoat and parking spaces will be

restriped, adding a few handicap spaces in the front. A new sidewalk will be installed from

Highwood Drive to the intersection of Highland Street and Wyllys Street. The bituminous

curbing will be replaced with granite curbing.

Impervious surfaces will be increased on the property resulting in a need to deal with increased

stormwater. A detention basin with two small, 5' deep detention ponds will be placed along the

west side of the property. Runoff will sheetflow to the catch basin and ultimately to the existing

stormwater management system on Highwood Drive. Erosion control measures include silt

fence at all fill locations and slopes of 3:1 or greater. There will be a stone construction entrance and filter fabric inserts in all catch basins that will be cleaned periodically throughout construction.

The site will be landscaped with a mixture of evergreens, deciduous trees and shrubs. Deciduous plantings will be placed on the islands and along the Highland Street frontage. Evergreen trees will provide better privacy for the neighboring properties. To avoid headlights spilling onto the neighbors' properties, a 6' white cedar fence will be provided along the north and west property line.

Site lighting will consist of LED light fixtures on 20' poles. There will be 8 new light poles in the expanded area. Center islands will have two fixtures on each.

Mr. Bomagen read from the traffic statement, which said the expansion will improve pedestrian safety on site. Trip generation is not anticipated to change. There was a discussion of moving the driveway further to the west, but the tight corner and grade change to the west kept the applicant from changing the driveway location.

Mr. Kidd, the Acting Chairman, asked if any member of the public wished to speak either in favor of or in opposition to this application. No member of the public came forward at this time.

Ms. Bertotti said Town staff has six remaining comments. They are minor and technical in nature and can be addressed as modifications.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:32 p.m.

NOTICE: **A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN**

BE HEARD IN THE PLANNING DEPARTMENT.