

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 2, 2014**

ROLL CALL:

Members Present: Eric Prause, Chair
Andy Kidd, Vice Chair
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum

Alternates: Julian Stoppelman

Absent: Donald Palmer

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

Time Convened: 7:53 P.M.

NEW BUSINESS:

HIGHLAND PARK MARKET, INC – for zone change from Residence A, Residence, AA, and Off Street Parking zones to Business I zone at 277, 283, and 307 Highland Street – Zone Change (2014-035)

Mr. Kidd said this business has evolved over the years and is of value to the community. He doesn't have a problem with this application in any way.

In response to a question from Ms. Shanbaum, Ms. Bertotti said the abutters were notified. The only person to come in to the office was Mr. Gorman, who spoke this evening.

Mr. Prause said he is glad this is in a Business I zone, since it is the most restrictive. That is the most compatible with the suburban character of the area.

Mr. Stebe agreed. This is still very much a suburban area and this change fits and makes sense.

Zone Change (2014-035)

MOTION: Mr. Brown moved to approve the zone change from Residence A, Residence AA, and Off Street Parking zones to Business I zone at 277, 283, and 307 Highland Street. Ms. Shanbaum seconded the motion and all members voted in favor.

The reasons for the approval were that in this particular circumstance the proposed zone change is consistent with the Plan of Conservation and Development, because it is a continuation of a

historic use at this location that has expanded over time and serves the suburban residential neighborhood; and that it is compatible with the suburban designation in the Plan.

The zone change will be effective on June 20, 2014.

VH, LLC – for re-subdivision of 594 Tolland Turnpike into two lots and connection of utility laterals to the existing single family house at 594 Tolland Turnpike, PRD zone – Inland Wetlands Permit – Determination of Significance (2014-041); Inland Wetlands Permit (2014-041); Re-subdivision (2014-042)

Inland Wetlands Permit – Determination of Significance (2014-041)

MOTION: Mr. Stebe moved to find the proposed activities will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval was that there is no proposed disturbance within the inland wetlands or inland wetlands upland regulated area.

Re-subdivision (2014-042)

MOTION: Ms. Shanbaum moved to approve the re-subdivision of 594 Tolland Turnpike into two lots and connection of utility laterals to the existing single family house at 594 Tolland Turnpike, PRD zone, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated May 23, 2014 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer, dated May 21, 2014 to Renata Bertotti, Senior Planner;
3. Renata Bertotti, Senior Planner, to VH, LLC dated May 19, 2014;

and accepted a fee in lieu of open space dedication in the amount of \$2,000 per lot.

Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

MCDONALD'S USA, LLC – Special Exception (2014-039); Erosion and Sedimentation Control (2014-040); - Requesting a Special Exception under Article II Section 24.02.01(d) for construction of a 4,302 square foot restaurant with drive-through window and 56 parking spaces at 184-188 Spencer Street, GB zone.

VONTELL, JOHN – Inland Wetlands Permit (2014-044); Subdivision/Re-subdivision (2014-045); - for re-subdivision of an existing lot into two at 143 Carter Street, RR zone.

ODYSSEY COMMUNITY SCHOOL – Special Exception Modification (2014-046); - to add a new entrance canopy at the front of the existing building at 579 West Middle Turnpike, GB zone.

The Chairman closed the business meeting at 8:22 p.m.

I certify these minutes were adopted on the following date:

OCT 20 2014

Date



Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

