

**MINUTES OF BUSINESS MEETING**  
**HELD BY THE PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 2, 2015**

**ROLL CALL:**

Members Present:	Eric Prause Horace Brown Michael Stebe Andy Kidd (Abstained 2015-051)
Alternate Member Sitting: Alternate Member Sitting (For 2015-051 only):	Patrick Kennedy (Abstained 2015-051) Julian Stoppelman
Absent:	Teresa Ike Susan Shanbaum
Also Present:	Mark Pellegrini, Director of Planning Renata Bertotti, Senior Planner Karen Logan, Recording Secretary
Time Convened:	7:02 P.M.

HIGHLAND OAKS CORPORATION – for a 35-lot development of one-family and duplex-style homes at Castle Hill and Collingridge Drive. – PRD Zone Re-Subdivision and Detailed Plan of Development (2015-051)

Mr. Pellegrini opened the meeting by providing a review of the background of the applicant's request. Ms. Bertotti further explained the current status of the application and the ensuing activity since the last Commission meeting. She reported that staff had received comments from the Zoning Officer and the Town Engineer. The comments are considered technical and minor in nature and can be cited as conditions of approval, along with the condition that the applicant returns to the Commission for review and approval of floor plans and building elevations for the single and duplex-style homes.

Re-Subdivision and PRD Zone Detailed Plan of Development (2015-051)

**MOTION:** Mr. Stebe moved to approve the PRD Zone Detailed Plan of Development and the associated Re-subdivision Plan with the modifications specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer dated September 2, 2015;
  2. Derrick Gregor, P.E., Assistant Town Engineer dated September 2, 2015;
  3. Raymond Myette, Jr., P.E., Design Engineer dated September 2, 2015.
- and with the condition that the applicant returns to the Commission for review and approval of floor plans and building elevations for single and duplex style homes.

Mr. Stoppelman seconded the motion. Mr. Stebe, Mr. Stoppelman, Mr. Prause and Mr. Brown voted in favor.

RIPLEY HILL DEVELOPMENT, LLC – To add 12 garage units to the previously approved development at 717, 727, & 743 Tolland Turnpike. – PRD Detailed Site Development Plan Modification (2015-071); Erosion and Sedimentation Control Plan (2015-072)

Mr. Kevin Grindle, Landscape Engineer with Anchor Engineering Services, Inc. in Glastonbury, Connecticut presented the details of the proposed modifications regarding the applicant's request to add garages to a development proposal the Commission approved in February of 2014. Other than the addition of the garages, the development previously approved by the Commission, including elevations, siding and landscape design will remain unchanged.

Mr. Prause asked where the temporary detention basins will be located. Mr. Grindle showed the location of the basins on Tolland Turnpike.

Mr. Prause asked where the silt fencing would be located. Mr. Grindle answered that the silt fencing would be located along the east/west property lines and along Tolland Turnpike. The previously approved erosion and sedimentation controls will not be affected at all by the addition of the garages.

Mr. Prause called for comments from staff. Ms. Bertotti stated that there is only one comment outstanding, which is very minor and technical in nature. She indicated that staff recommends approval with the condition that modifications be addressed with final plans.

PRD Zone Detailed Plan of Development Modification (2015-071)

**MOTION:** Mr. Kennedy moved to approve the PRD Zone Detailed Plan of Development modification with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated August 28, 2015.

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

Erosion and Sedimentation Control Plan (2015-072)

**MOTION:** Mr. Kennedy moved to approve the erosion and sediment control plan with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated August 28, 2015.

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

PLAZA AT BUCKLAND HILLS, LLC – To redevelop an existing restaurant pad site and construct a multi-tenant building at 1524 Pleasant Valley Road (a.k.a. 1442 Pleasant Valley Road). – Special Exception Modification (2015-073)

Mr. Fraser Walsh of AECOM presented the project to the Commission. The proposal calls for demolition of the former Bugaboo Creek restaurant and the construction of a building in the same footprint; the building will house two restaurants and a retail tenant. The applicant is in the process of contracting with the three tenants they expect to be located in the building.

Mr. Pellegrini noted that the site was approved for a restaurant as a special exception years ago. The utilities staff reviewed the plan, as well as the traffic engineer. From a site design standpoint, there really is no difference, he said.

Mr. Prause asked Mr. Walsh to discuss the different elevations of the proposed building. Mr. Frankie Campion with Create Architects circulated examples of the materials being proposed as he discussed the look of the building. He pointed out the use of the colors of the red brick used elsewhere in the shopping center. This is accented by gray brick with an accent of a white glazed brick. There are metal awnings and a trellis system. The roofs have been staggered so that the building is not just a square box, he said.

Mr. Prause asked whether outdoor seating depended on the future tenants. Mr. Walsh replied that the intent is to provide both restaurant spaces with the option to offer outdoor seating, as indicated on the plans.

Mr. Prause asked the applicant to speak about the proposed landscaping. Mr. Walsh demonstrated the location and types of landscaping. The rear of the building will be planted with plants that are similar to ones already being used in the plaza. The planting will conceal the utility box and the relocated dumpster area.

Mr. Brown asked if the outdoor dining areas would be fenced and if so, what kind of materials would be used. Mr. Walsh stated that the outdoor dining areas would be fenced with a short post and rail system.

Mr. Kidd asked if the applicant had brought some pictures of the rest of the plaza buildings to demonstrate compatibility. The applicant did not bring any pictures.

Mr. Stebe asked whether the windows would open or if the only access would be through the doors. Mr. Campion replied the windows do not open, but there is a door leading to both of the outdoor dining areas.

Mr. Prause asked for staff comments. Ms. Bertotti responded that there are some outstanding staff comments, but they are minor and technical in nature. The applicant is aware of the comments and they can be addressed on final mylars.

Mr. Kidd stated that he believes the applicant did a nice job on the design of the building. Mr. Prause added that the applicant worked well with staff.

#### Special Exception Modification (2015-073)

**MOTION:** Mr. Kennedy moved to approve the special exception modification with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated August 24, 2015.
2. Renata Bertotti, Senior Planner dated August 28, 2015.

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

#### THE EDGE FITNESS CLUBS – For installation of a temporary sales office trailer at 49

Pavilions Drive. – CUD Detailed Plan Modification (2015-078)

Attorney John Knuff of Milford, Connecticut detailed the applicant's request for permission to install a temporary sales office trailer at 49 Pavilions Drive while the renovations in the building are being completed. The trailer will be removed before the club opens. Both the Fire Marshal and the Traffic Engineer have reviewed and approved of the application. The trailer is completely self sufficient, except it will need electricity.

Mr. Prause asked how the public will know to come to the trailer to sign up. Attorney Knuff replied that there would be an advertising campaign and word of mouth. Mr. Prause went on to ask if there would be any signage on the trailer itself. Mr. Dane Johnson, Director of Finance for The Edge Fitness Clubs, replied that there would be signage on the trailer.

Mr. Brown asked if there would be any gym activity in the sales trailer. Mr. Johnson replied that there would not be any gym activity inside the trailer.

Mr. Prause asked for comments from staff. Ms. Bertotti indicated that all comments by staff have been addressed and she would recommend approval with the condition that the trailer be removed by December 15, 2015.

CUD Zone Detailed Plan Modification (2015-078)

**MOTION:** Mr. Kennedy moved to approve the CUD Zone Detailed Plan Modification with the condition that the trailer be removed on December 15, 2015.

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

**RECEIPT OF NEW APPLICATIONS**

**TOWN FAIR TIRE – CUD Detailed Site Development Plan Modification (2015-082)** – For construction of tire storage enclosure, relocation of dumpster pad, and modifications to existing retail building at 19 Pavilions Drive.

**LEAH PERSKY – Special Exception (2015-084)** – Request a special exception under Art. II Sec. 5.02.01 to convert a 2-family to a 3-family at 57 Lockwood Street (a.k.a. 57-59 Lockwood Street).

Mr. Kennedy moved to adjourn the Business Meeting and Mr. Stebe seconded. All members voted in favor.

The Chairman closed the business meeting at 8:05 p.m.

I certify these minutes were adopted on the following date:

October 7, 2015 \_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Prause, Chairman

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