

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 15, 2015**

ROLL CALL:

Members Present: Eric Prause, Chair
Horace Brown, Secretary
Michael Stebe

Alternates: Pat Kennedy (Sitting)
Teresa Ike (Sitting)

Absent: Andy Kidd
Susan Shanbaum
Julian Stoppelman

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner

Time Convened: 7:05 P.M.

NEW BUSINESS:

RIPLEY HILL DEVELOPMENT, LLC – Pre-Application Review to discuss adding additional garages to the previously approved development at 717, 727 & 743 Tolland Turnpike.

MOTION: Mr. Kennedy moved to table this item until the 5th member, Mr. Stebe, arrived. Ms. Ike seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

MOTION: Mr. Kennedy moved to approve the following sets of minutes as written.

- January 21, 2015 – Public Hearing/Business Meeting
- April 1, 2015 – Public Hearing/Business Meeting
- April 13, 2015 – Business Meeting
- May 4, 2015 – Public Hearing/Business Meeting
- May 18, 2015 – Business Meeting

Mr. Brown seconded the motion. Ms. Ike noted that her name was misspelled in the May 4, 2015 Public Hearing/Business Meeting minutes.

AMENDED MOTION: Mr. Kennedy moved to approve the following sets of minutes with the modification that the spelling of Ms. Ike's name be corrected in the May 4, 2015 Public Hearing/Business Meeting minutes.

- January 21, 2015 – Public Hearing/Business Meeting
- April 1, 2015 – Public Hearing/Business Meeting
- April 13, 2015 – Business Meeting

- May 4, 2015 – Public Hearing/Business Meeting
- May 18, 2015 – Business Meeting

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

RIPLEY HILL DEVELOPMENT, LLC – Pre-Application Review to discuss adding additional garages to the previously approved development at 717, 727 & 743 Tolland Turnpike.

Mr. Prause said because this is a pre-application review, the opinions expressed by Commission members during this discussion are nonbinding.

Mr. Kevin Grindle, a Landscape Architect from Anchor Engineering, spoke on behalf of Ripley Hill Development, LLC. Mr. Al Koiva and Ms. Liz Koiva of Ripley Hill Development were also present.

Mr. Grindle displayed the plan approved in March 2014, which showed 32 units at 117, 727 and 743 Tolland Turnpike. He then displayed a slide showing proposed additional garages superimposed on the approved plans. Garages are proposed to be located on the endcaps of each of buildings 2 through 6 and two interior garages are proposed on Building 3, for a total of 12 garages. The garages would make these units more marketable, since many families have two vehicles. Mr. Grindle identified these proposed garage locations as the most suitable. The garages are intended to integrate well with the character of the units and with the site itself, he said. Adjustments to the units would be minimal. The landscaping area on the northwest remains intact and the only change to the two buildings along the frontage of Tolland Turnpike is the addition of two garages on Building 2, Mr. Grindle said. The interior buildings would shift slightly to accommodate the 12' x 22' garages; the buildings have been rotated to fit the additional garages in while disturbing the site as little as possible. After this review, Ripley Hill Development intends to formally apply for a modification of the approved plan and return with the full development of grading, drainage, landscaping, erosion and sedimentation controls, etc., Mr. Grindle said. He said the unit density will remain 6.2 units per acre as previously approved. The dwelling floor area will increase to 29% (from 27% approved previously), but is still under the 30% maximum dwelling floor area permitted in this zone.

In response to questions from Mr. Brown, Mr. Grindle said the addition of the two interior garages on Building 3 would not decrease the square footage of the interior units. That building was used specifically because of the handicapped accessible 1-story buildings on either side (units 15 and 18), he said. The proposed plan takes advantage of the 1-story roof and expands the interior units, so those two interior units grow slightly to accommodate for the additional 12 feet, Mr. Grindle said. The building increases in length because of those interior units, so units 16 and 17 don't decrease in square footage, they slightly increase. Nothing has been built yet, Mr. Grindle said.

Mr. Prause asked if there is any type of interior passageway from the garage into the unit for those units where a second garage is being added. Mr. Grindle said the one-car garage would change to a conventional two-car garage configuration.

Mr. Prause said he thought the market is going towards apartments with two-car garages. He said in his experience living in apartments, there were one-car garages so one person had to park outside. Having two-car garages makes more sense, he said. Mr. Kennedy said he had no issue

with the proposal. He thought it was a good idea to have two-car garages. He said the original application was approved before he was on the Commission, but he had looked at the plans and thought the site could use additional parking. Mr. Brown said there is a clear demand for apartments with two-car garages. Mr. Prause asked if Mr. Stebe needed a summary of what he missed due to coming in late. Mr. Stebe said he heard enough to understand the proposal and he agreed with Mr. Brown and Mr. Prause. He said there is enough room that the green space and recreation space is maintained in the proposed plan.

Mr. Prause asked if Commission members had any additional questions for Mr. Grindle. They had no further questions. Mr. Prause asked if Mr. Grindle had questions for the Commission and he said he did not, and thanked the Commission for their time.

ACCEPTANCE OF NEW APPLICATIONS

TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – Special Exception Modification (2015-054) - For additional parking spaces, renovations to the existing parking lot, and related grading, drainage, and general site improvements at 360 Tolland Turnpike.

TOLLAND TURNPIKE ASSOCIATES II, LLC – Special Exception (2015-058); Erosion and Sedimentation Control Plan (2015-059) – Special exception under Art. II Sec. 9.14.02 for a new medical building which requires more than 60 parking spaces and associated site work at 376 and 394 Tolland Turnpike.

WEST MIDDLE TURNPIKE REALTY, LLC – Zone Change (2015-062) – Request a zone change from Residence B and Business III to Off Street Parking at 8 and 14 Middle Turnpike West.

RICHARD P. HAYES, SR. – Inland Wetlands Permit (2015-063); Erosion & Sedimentation Control (2015-064) - For normal site preparation and grading for future development at 1555 Tolland Turnpike.

The Chairman closed the Business Meeting at 7:25 P.M.

I certify these minutes were adopted on the following date:

July 6, 2015 _____

Date

Eric Prause, Chairman

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