

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
APRIL 4, 2016**

ROLL CALL:

MEMBERS PRESENT: Andy Kidd, Acting Chairman
 Jessica Scorso
 Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Absent: Eric Prause, Chairman
 Michael Stebe, Secretary
 Julian Stoppelman
 Teresa Ike

Also Present: Mark Pellegrini, Director of Planning and
 Economic Development

Time Convened: 7:05 p.m.

NEW BUSINESS

Acting Chairman Kidd convened the meeting and advised the applicants in attendance there were only four members present. He said the Commission would proceed with the meeting, but if it appeared that there would not be a majority vote for a decision the Commissioners were likely to table the items and continue the applications to the following meeting.

TMI OF MANCHESTER, L.P. - For development of a 4-story hotel at 109 Pavilions Drive. - CUD Detailed Site Development Plan (2016-002); Erosion and Sedimentation Control Plan (2016-003)

Ms. Haley Busch, an engineer with Fuss & O'Neill representing the applicants, introduced Mr. Vertucci, the traffic engineer and Mr. Lapinski, the civil engineer who were also present. Ms. Busch described the site location on an outparcel on the southerly side of Ring Road which services the Pavilions at Buckland Hills mall and adjoining outparcels. She noted the site of the proposed Homewood Suites hotel, a 105-room hotel with an associated 124 parking spaces, was previously approved on a preliminary development plan for high-rise hotel development. She said the applicant is seeking approval of a detailed site plan and for an erosion control plan.

Ms. Busch showed photographic renderings of the building elevations and the building interior showing typical rooms and common areas, and showed a materials board showing samples of the building materials and colors. Ms. Busch noted the Homewood Suites would share its primary access with the existing driveway that serves the adjacent Fairfield Inn. A second access drive

was located to the northwest of the parcel. She noted the Eighth Utilities District indicated there is adequate emergency vehicle access to both properties.

Ms. Busch described the parking lot layout and circulation plan. She said amenities inside the hotel include a pool, a spa, and an outdoor basketball court. In addition, the existing pedestrian path which was part of the original development plan approval is being relocated but will be continued and the hotel will connect to that walking path with a similar bituminous pedestrian path.

Ms. Busch also explained the extensive landscaping plan and showed the proposed lighting fixtures for the site. She said the stormwater management system designed for the Homewood Suites will connect into the storm drainage system over the Fairfield Inn site and into the large detention basin serving the development as originally designed and intended. The hotel will be connected to existing public and private utilities which are already abutting the parcel. Ms. Busch also described the erosion and sedimentation control plan for the site, which she said meets all the requirements of the state and town regulations and guidance for the amount of disturbance anticipated on the site for the construction.

Mr. Mark Vertucci, a traffic engineer for Fuss & O'Neill, described the traffic impact anticipated from the Homewood Inn & Suites development. He said the site's direct access is from the Ring Road which is a private access road adjacent to the property serving several outparcels and the Pavilions at Buckland Hills mall. He said the nearest intersection with a public street would be the Ring Road and Pavilions Drive just to the east of the site.

Mr. Vertucci said that the new hotel would share its main access drive with the Fairfield Inn and Suites over the existing site driveway. He said this is the preferred option, and was encouraged by the Town review staff as a way to better control traffic and access management on the Ring Road. Mr. Vertucci said the applicants conducted traffic counts at the Ring Road site and nearby intersections in December 2015 and included a 0.3% growth factor for background traffic after consultation with the Connecticut Department of Transportation. He said based on this analysis an additional 66 vehicle trips would be expected during the weekday peak hour and 79 vehicle trips during the Saturday peak hour. He said even with this additional traffic there is no change in the level of service at the Fairfield Drive intersection with the Ring Road. He also said there is more than adequate site distance at the existing driveway and at the new driveway. Mr. Vertucci said he consulted with the Office of State Traffic Administration and they agreed no further state action was required since the site was already approved with this anticipated development.

Mr. Kidd asked for some discussion of the proposed Homewood Suites architecture as it relates to surrounding architecture. Ms. Busch said the building would be very similar to and complementary to the adjacent Fairfield Inn and would also be compatible with other architecture including the various exterior treatments for the mall, the Dave & Buster's, and the Market Grill, all of which are somewhat unique but generally consistent in terms of roofline, materials, and colors although different in design.

CUD Detailed Site Development Plan (2016-002)

MOTION: Mr. Kennedy moved to approve the CUD Detailed Site Plan of Development for

construction of a hotel at 109 Pavilions Drive with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated March 28, 2016;
2. Michelle Govoni, Civil Engineer, dated March 29, 2016;
3. James Davis, Zoning Enforcement Officer, dated March 29, 2016; and
4. Bernard Kalansuriya, Design Engineer, dated March 29, 2016 to Renata Bertotti.

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

The reason for the approval was the proposal complies with the zoning regulations and approved preliminary development plans.

Erosion and Sedimentation Control Plan (2016-003)

MOTION: Mr. Kennedy moved to certify the Erosion and Sediment Control Plan for construction of a hotel at 109 Pavilions Drive with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated March 28, 2016; and
2. Michelle Govoni, Civil Engineer, dated March 29, 2016.

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

SIZZCO CORPORATION – Request a special exception modification under Article IV Section 20.01.04 for changes to approved special exception plans at 1487 Pleasant Valley Road. - Special Exception Modification (2016-031)

Mr. Donald Poland of Goman+York represented the applicant. Mr. Poland explained that Sizzco Corporation is the owner of the property and the prospective tenant is a personal service business; an insurance firm which will use the location for a customer service center for its clients. He said there were no proposed changes to the site plan itself, except perhaps for some minor changes to foundation planting around the building. The major changes are alterations to the exterior architecture materials and colors of the building itself.

Mr. Ron Quicquaro, an architect with Studio Q Architecture, addressed the Commission. Mr. Quicquaro showed the existing building colors, roof profile, and windows and door openings on the building. He said there will be no changes to the building footprint and the entryways would be in the same location but there would be some slight alteration in treatment at the entrances. He explained that the existing exterior insulated finish system would be changed and replaced with a new material which was similar in appearance but would have better insulation factors. He also said that a composite clapboard material would also be used on the building.

Mr. Quicquaro said the windows would be changed, with the arch features over the existing windows removed. He said the plans submitted with the application show a standing metal seam dark gray roof to replace the asphalt shingled roof currently on the building, and while the final material may change the color would not. There were also photo renderings which showed the proposed color palette for the building. Mr. Quicquaro said the design, ornamentation, and colors were intended to create a modern, warm and sophisticated look to the building. Ms. Scorsio asked if there would be any additional landscaping and Mr. Quicquaro said they would

consider adding foundation plantings in locations where possible, but there were no proposed changes to parking lot landscaping or lighting.

In response to questions from Mr. Kidd, Mr. Pellegrini said the Commission's approval would be based on the plans, materials, and colors as shown in the application. He said, for instance, if the roof color changes dramatically or if there are significantly different materials the applicants would have to come back either for an administrative approval from the Chair and the Planning Director or back to the full Commission. Mr. Kidd also had questions about the actual colors of materials. He noted that the blue trim color on the image projected on the screen in the hearing room was different than the blue color shown on the color copies that were in the Commission's packet. Mr. Quicquaro noted that that was correct and in fact neither of those colors are actually an accurate depiction of the blue color, which he described as a softer blue and not a neon or bright blue as it may appear in the color copies in the Commission's packet. The applicants did not bring a material and color sample board with them, Mr. Quicquaro said.

Special Exception Modification (2016-031)

MOTION: Mr. Kennedy moved to approve the Special Exception Modification for exterior building elevation changes at 1487 Pleasant Valley Road. Ms. Scorso seconded the motion and all members voted in favor.

WINSTANLEY ENTERPRISES, LLC - Pre-Application Review to discuss a zoning regulation amendment for the General Business Zone.

This item was tabled because the applicants did not come down from Boston due to poor weather conditions.

APPROVAL OF MINUTES

March 7, 2016 – Business Meeting

MOTION: Mr. Kennedy moved to approve the March 7, 2016 Business Meeting minutes as written. Ms. Scorso seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

SIZZCO CORPORATION – Special Exception Modification (2016-031) – Request a special exception modification under Article IV Section 20.01.04 for changes to approved special exception plans at 1487 Pleasant Valley Road.

BRIAN NELSON – Inland Wetlands Permit (2016-036) – For development of two residential lots with structures at 175 and 185 New Bolton Road.

EVERGREEN CROSSING, LLC - Flood Plain Permit (2016-039) - Development of 135 multifamily units at 317 New State Road.

AMERICAN PROMOTIONAL EVENTS – CUD Detailed Plan Modification (2016-047) - To erect a 20' x 40' tent for the sale of Connecticut legal sparklers from 6/18/16 to 7/7/16 at 420 Buckland Hills Drive.

The Chairman closed the business meeting at 8:00 p.m.

I certify these minutes were adopted on the following date:

May 2, 2016 _____
Date

Eric Prause, Chairman

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