

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
DECEMBER 12, 2016**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Andy Kidd, Vice Chairman  
Michael Stebe  
Jessica Scorso  
Timothy Bergin

Alternates: Julian Stoppelman  
Patrick Kennedy  
Teresa Ike

Also Present: Gary Anderson, Director of Planning  
Renata Bertotti, Senior Planner  
Karen Logan, Recording Secretary

Time Convened: 7:07 p.m.

**NEW BUSINESS:**

WILLIAM FLEMMING – For a resubdivision at 26 Wilfred Road (a.k.a. 26-28 Wilfred Road). - Resubdivision (2016-122)

Mr. Kidd said he saw no issue with the application now that the sheet rock has been added to meet code requirements. Ms. Bertotti confirmed that the only outstanding staff comment was from the Zoning Enforcement Officer, related to a missing column on the zoning compliance table.

Resubdivision (2016-122)

**MOTION:** Mr. Kidd moved to approve the re-subdivision with the modifications as specified in staff memoranda from:

1. James Davis, ZEO, dated December 12, 2016 to Renata Bertotti.

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

The reason for the approval is that the proposed activity meets Article II Section 6.01.02 of the Zoning Regulations and meets the requirements of the subdivision regulations.

**REVISED AGENDA**

**MOTION:** Mr. Stebe moved to revise the agenda to add the request for a 65-day extension for application 2016-125,126,127 for Tolland Turnpike Motors, LLC. Mr. Kidd seconded the motion and all members voted in favor.

ALEX PATEL AND ROSHAN PATEL – Pre-Application Review to discuss the possibility of a zoning regulation amendment to allow go-kart tracks in the General Business zone.

Attorney Rick Conti presented the proposal on behalf of his clients, Alex and Roshan Patel. He said the General Business zone allows various other recreational uses, and his clients would like to have an outdoor go-kart track for either electric or gasoline powered go-karts. The former Connecticut Golf Land in Vernon is an example of what a go-kart track looks like, Attorney Conti said. Depending on what level of review the Commission felt would be appropriate for this type of use, they could consider allowing it as of right, or as a special exception, he said.

Mr. Bergin asked if Attorney Conti's clients anticipated adding other amenities besides the go-karts, such as arcades, bumper boats, or miniature golf. Attorney Conti said they were considering an indoor trampoline area in the existing structure at 145 Spencer Street. His clients plan to operate a recreational site with two separate uses, one of which would be go-karts, he said.

In response to a question from Mr. Bergin, Ms. Bertotti said she could not recall any previous applications seeking to establish a go-kart business in town. She added that the main issue was indoor vs. outdoor. Recreational uses including trampolines and arcades are already permitted indoors in the General Business zone, but this outdoor use is not, she said. Some questions the Commission could consider are additional traffic generation and noise, Ms. Bertotti said.

Mr. Bergin said his concern about permitting this use as of right was that there are some General Business-zoned locations where a go-kart track might not be appropriate.

Mr. Kennedy suggested, if gas-powered go-karts would be noisier than electric go-karts, the Commission could consider allowing electric go-karts as of right and gas-powered go-karts by special exception.

Ms. Scorso said this use would be more appropriate as a special exception than as of right. She asked if an indoor go-kart track would be permitted under the current regulations. Ms. Bertotti replied that she thought an indoor track would fit some of the existing descriptions of indoor recreational facilities, and many indoor recreational uses are allowed either as of right or by special exception.

Mr. Stebe said he felt strongly that this use should not be permitted as of right outdoors, because there needs to be consideration of how the use would fit into the neighborhood. He noted that many General Business locations abut wetlands or agricultural land, and gasoline for the go-karts would have to be stored somewhere onsite.

Mr. Prause said, if this use were added to the General Business zone, it would make sense to add it to the Industrial zone as well. Ms. Bertotti said the Industrial zone allows health and recreation facilities and clubs, both indoors and outdoors, but she did not think this use would necessarily fit into that category. In other zoning districts, recreational uses are not allowed outdoors, she said.

Mr. Kidd said this use should be a special exception. The Commission should also consider what to do about other complementary uses, such as outdoor batting cages and miniature golf, he

said. He agreed with Mr. Prause's suggestion of adding the use to the Industrial zone in addition to the General Business zone.

Mr. Kennedy suggested that the Commission wait to consider adding this use to the Industrial zone until someone expresses an interest in having an outdoor go-kart track in the Industrial zone. He said there are different considerations for the Industrial zone, which is the Town's primary tax generator. Allowing uses there that don't really generate personal property tax may impair revenue growth, he said.

Mr. Prause said, because this is a pre-application review, the Commission is not held to anything they said tonight. He said, if an application is submitted and a public hearing is held on this proposal, business owners in the General Business zone may come forward with concerns about noise. Applying for a zoning regulation amendment to allow the use by special exception, rather than as of right, would probably be safer, he said.

ANTHONY G. AND PAULA C. VISCOGLIOSI – Request a special exception under Art. II Sec. 18.03.08 to operate an inn at 50 Forest Street, Historic Zone. – Special Exception (2016-116) - Request for extension until January 4, 2017

Special Exception (2016-116) - Request for extension until January 4, 2017

**MOTION:** Ms. Scorso moved to approve the extension of time to open a public hearing until January 4, 2017.

In response to a question from Mr. Stebe, Ms. Bertotti said the Commission has until mid-February to open the hearing on this application. Staff is waiting for revised plans, but the applicant appeared before the Cheney Commission and they issued a favorable referral, she said.

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

TOLLAND TURNPIKE MOTORS, LLC – Request a special exception under Article II Section 24.02.01 (h) for used automobile sales at 1 Tolland Turnpike, General Business zone. – Special Exception (2016-125) - Request for 65-day extension; Erosion and Sedimentation Control Plan (2016-126) - Request for 65-day extension; Flood Plain Permit (2016-127) - Request for 65-day extension

Special Exception (2016-125) - Request for 65-day extension

Erosion and Sedimentation Control Plan (2016-126) - Request for 65-day extension

Flood Plain Permit (2016-127) - Request for 65-day extension

**MOTION:** Mr. Stebe moved to approve the 65-day extension of time. Ms. Scorso seconded the motion and all members voted in favor.

## **ADOPTION OF 2017 MEETING SCHEDULE**

Ms. Bertotti said the reason some meetings are scheduled for Wednesdays is because of holidays and the availability of the Hearing Room. The July meeting has been moved from Monday, July 3<sup>rd</sup> to Wednesday, July 5<sup>th</sup>. Moving it to the following week would offset the entire year, Ms.

Bertotti said. Mr. Stebe pointed out that the July 5<sup>th</sup> meeting was not marked as a Wednesday on the schedule.

**MOTION:** Mr. Bergin moved to adopt the 2017 meeting schedule as proposed. Mr. Stebe seconded the motion and all members voted in favor.

### **APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

**MOTION:** Ms. Scorso moved to nominate Mr. Stoppelman as a regular member and Mr. Bergin as an alternate member to the Capitol Regional Planning Commission. Mr. Stebe seconded the motion and all members voted in favor.

Mr. Kidd suggested that, after the Capitol Regional Planning Commission meetings, a short briefing on anything of interest would be welcome.

### **ADMINISTRATIVE REPORTS**

Ms. Bertotti said that CRCOG would hold a meeting on December 19<sup>th</sup> for review and comments on the 2018-2023 Conservation and Development Plan for the state.

Mr. Anderson said he attended a meeting on the comprehensive transit service analysis, a local bus service plan, and he would send the recommendations to the Commission.

### **APPROVAL OF MINUTES**

November 7, 2016 –Business Meeting, Aquifer Protection Agency Meeting

**MOTION:** Mr. Stebe moved to approve the minutes as written. Mr. Kidd seconded the motion and all members voted in favor.

### **RECEIPT OF NEW APPLICATIONS**

1. **LABYRINTH BREWING – Special Exception (2016-143); Erosion and Sedimentation Control Plan (2016-144);** – Request a special exception under Art. II Sec. 18.03.02(a) 6 to allow a brewpub at 148 Forest Street, Historic zone.

The Chairman closed the business meeting at 8:07 p.m.

I certify these minutes were adopted on the following date:

March 6, 2017  
Date

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Eric Prause, Chairman

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