

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 4, 2018**

ROLL CALL:

Members Present:	Eric Prause, Chairman Andy Kidd, Vice Chairman Timothy Bergin, Acting Secretary
Alternate Members Sitting:	Julian Stoppelman Teresa Ike
Alternates:	Patrick Kennedy
Absent:	Jessica Scorso Michael Stebe
Also Present:	Gary Anderson, Director of Planning Matthew Bordeaux, Acting Senior Planner Nancy Martel, Recording Secretary

The Chairman opened the Public Hearing at 7:05 P.M. The Acting Secretary read the legal notice when the call was made.

41 PROGRESS DRIVE, LLC - Request a special exception under Art. II, Sec. 16.15.02(b) for the addition of 22 parking spaces at 41 Progress Drive, resulting in more than 60 parking spaces. – Special Exception (2018-043)

Mark Peterson, Professional Engineer with Gardner & Peterson Associates in Tolland, Connecticut, introduced himself. Mr. Peterson explained that the application is to add approximately 22 additional parking spaces, which requires a special exception. The site is located in the Industrial zone, he noted. Mr. Peterson projected the map of the site, pointing out the location of the proposed parking as well as other changes to the parking. Referring to the site plan, he explained the drainage system for the new parking area. He indicated the addition of a curb cut as well as an area currently used for parking that will be striped. Mr. Peterson displayed the proposed lighting and landscaping plans, as well as the sedimentation and erosion control measures.

Mr. Prause sought clarification about the eight spaces on the easterly portion of the site.

Mr. Peterson explained that, though they could not find the original site plan, his opinion is that the area has always been used for parking. There is no evidence of striping but the area is currently used for parking, he said.

Mr. Prause reiterated that there are no stripes in that location currently, but the belief is that there have always been approximately eight spots in that area.

Mr. Peterson agreed, noting that in his opinion, parking was always intended in the area due to the size and width of that bituminous area.

Mr. Prause questioned whether there are any utilities in the area of the proposed parking lot.

Mr. Peterson stated there are not, and pointed out the location of the power lines and a transformer.

Mr. Bordeaux explained that Staff reviewed the plans and provided the applicant with comments. He reported that the applicant responded to all of the comments to the satisfaction of Staff.

There were no members of the public to speak.

Mr. Prause noted that the application is for a special exception, and wondered if there were questions regarding whether or not the application meets the special exception criteria. He stated that, overall, it appears as though the proposal would be suitable for the current use and there is no impact to the utilities. He noted that there would not be any increased traffic.

Mr. Peterson stated that there would be no increased traffic, as the proposal is in anticipation of additional staff.

Mr. Stoppelman inquired whether the parking would be acceptable for the building size, if this were a new application.

Mr. Anderson replied that the Commission could deem it acceptable, as the Industrial zone regulations are flexible in terms of parking, and are dictated by need.

Mr. Prause said he assumed the application is below the threshold for erosion and sedimentation control plan approval, with which Mr. Anderson agreed.

MOTION: Mr. Stoppelman moved to close the public hearing. Mr. Bergin seconded the motion and all members voted in favor.

The Chairman closed the public hearing at 7:15 P.M.

I certify these minutes were adopted on the following date:

June 18, 2018
_____ Date

_____ Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.