

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 6, 2019**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Michael Stebe, Secretary  
Timothy Bergin

Alternate Members Sitting: Jay Stoppelman

Alternate Members: Teresa Ike

Absent: Jessica Scorso

Also Present: Gary Anderson, Director of Planning  
Matthew Bordeaux, Senior Planner  
David Laiuppa, Environmental Planner/  
Wetlands Agent

The Chairman opened the Business Meeting at 8:20 P.M.

**NEW BUSINESS:**

SANRICO ASSOCIATES, LLC – Request a special exception per Art. II, Sec. 16.15.02(a) and (b) for development on a site which is four (4) acres or larger in size and a use which requires automobile parking spaces in excess of 60 spaces, for construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive. – Inland Wetlands Permit – Determination of Significance (2019-015); Inland Wetlands Permit (2019-015); Special Exception (2019-016); Erosion & Sedimentation Control Plan (2019-017)

Inland Wetlands Permit – Determination of Significance (2019-015)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above-referenced location as shown on the inland wetlands permit application 2019-015 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2019-015)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activity associated with the construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the principal functions or values of the wetland system by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Special Exception (2019-016)

**MOTION:** Mr. Kennedy moved to approve the combined preliminary and detailed site development plan for special exception per Art. II, Sec. 16.15.02 (a) and (b) for development on a site which is four (4) acres or larger in size and a use which requires automobile parking spaces in excess of 60 spaces, for construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, PE, Assistant Town Engineer, dated May 3, 2019; and
2. David Laiuppa, Environmental Planner/Wetlands Agent, dated May 1, 2019; and
3. James Jennings, Fire Inspector, dated April 30, 2019.

Mr. Stoppelman seconded the motion.

Mr. Bergin expressed his concern about the potential for any number of substances used in a variety of trades. He noted that the engineer had indicated the modification is available and does not seem overly burdensome to install.

Mr. Stoppelman requested a professional opinion regarding the item.

Mr. Laiuppa responded that he fully supports a treatment system at the lowest end of the storm water system for additional capacity to prevent sediment and oils from entering the regulated areas.

Mr. Bordeaux added that the piece of equipment to be added, which was described by Mr. Nelson, is a hood that goes over the outlet pipe that leaves the catch basin. When water rises, he explained, the oil and floatable objects will be contained in the unit until such time as it is maintained. He stated that the location of the equipment at the last catch basin prior to discharge to the detention basin seems appropriate.

**AMENDED MOTION:** Mr. Stebe moved to add a modification to add a hood trap in the final catch basin prior to the outflow entering the retention basin.  
Mr. Kennedy seconded the motion and all members voted in favor.

All members voted in favor of approval.

The reason for the approval is that the proposed activity meets the special exception criteria.

Erosion & Sedimentation Control Plan (2019-017)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan. Mr. Stebe seconded the motion and all members voted in favor.

HAIR BY JEICOBY SALON SPA – 789 Main Street – Referral to the Planning & Zoning Commission per Art. II, Sec. 15.04.02 (2019-048)

Mr. Scott Lanney, Owner of Hair by Jeicoby, introduced himself. Mr. Lanney explained that his business expanded in July 2018. His proposal is to modify the building and change the signage on the front and side of the business. Mr. Lanney detailed the material planned for the exterior of the building, explaining that it would consist of various sizes and grains of wood.

Mr. Prause offered that the siding will be similar to cedar siding.

Mr. Lanney stated it will be a rustic look.

Mr. Stoppelman reported that the material is not on the list for the downtown.

Mr. Anderson assumed Mr. Stoppelman was referring to page 6 of the Main Street Guidelines. He concurred that the list does not mention these materials.

Mr. Stoppelman speculated on the maintenance of the wood.

Mr. Lanney explained that the wood will be repurposed pallets. The plan is to polyurethane the wood, and if one piece begins to deteriorate, it could easily be removed and replaced.

Mr. Bergin noted that the purpose of the Downtown guidelines is to encourage uniformity and this will be a test case. He stated that he is not opposed to the use of wood. Mr. Bergin questioned whether the two signs hanging over the sidewalk will remain.

Mr. Lanney reported those signs have not been addressed thus far, though one of the signs will be placed on the side of the building. He noted there is an outstanding permit currently to move the signage, which can be modified.

Mr. Anderson stated that the zoning regulations only allow one projecting sign; they would not be grandfathered in for two signs. He suggested Mr. Lanney speak directly with the Zoning Enforcement Officer.

Mr. Prause noted that the regulations do allow wood clapboard style. He also expressed his concern about whether the wood blocks would be permanent in the event that a future tenant would want to remove them.

Mr. Lanney assured the Commission that the wood will not be permanent.

Mr. Kennedy acknowledged the lack of uniformity of the signs along Main Street. Therefore, he stated, he is not concerned that this would look drastically different.

Mr. Stebe expressed that he likes the proposed siding, though he suggested the lettering on the signs should be a lighter color. He requested confirmation about the sign plans, which Mr. Lanney clarified.

Mr. Lanney stated he is seeking to accomplish a facelift to the building at a reasonable cost. He continued to precisely describe the proposed updates to the members of the Commission.

Referral to the Planning & Zoning Commission per Art. II, Sec. 15.04.02 (2019-048)

**MOTION:** Mr. Kennedy moved to find that the proposed façade change and new signage to the tenant space at 789 Main Street conform to the Main Street Architectural

Guidelines in accordance with Art. II, Sec. 15.04.02. Mr. Stebe seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS:**

Mr. Bordeaux reported that there was a lot line revision approved administratively for 428 and 400 Tolland Turnpike. He explained that the property is owned by Bob's Discount Furniture retail store and was conveyed to the property owner of the motel adjacent to the new cancer center.

**APPROVAL OF MINUTES:**

April 17, 2019 – Business Meeting

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

**RECEIPT OF NEW APPLICATIONS:**

**HAIR BY JEICOBY SALON SPA** – Referral to the Planning and Zoning Commission per Art. II, Sec. 15.04.02 (2019-048) – 789 Main Street.

**EDUCATIONAL PLAYCARE LTD** – Erosion & Sedimentation Control Plan (2019-049) – For expansion of an existing daycare at 452 and 462 Tolland Turnpike.

**HAIRAM VENTURES, LLC** – Special Exception (2019-050) – Request a special exception per Art. II, Sec. 24.02.01 (h) for automobile sales and service at 119 Spencer Street.

**VANLOSE ENTERPRISES, LLC** – Special Exception (2019-051) – Request a special exception per Art. II, Sec. 24.02.01 (h) and Art. IV, Sec. 5.01.02 for construction of employee parking lots and a vehicle storage lot at 86 Oakland Street and 11 and 25 Edward Street, to be used in conjunction with the Mazda new car dealership located at 80 Oakland Street.

**41 PROGRESS DRIVE, LLC** – Special Exception Modification (2019-054); Erosion & Sedimentation Control Plan (2019-055) – For a proposed building addition and parking expansion at 41 Progress Drive.

**MOTION:** Mr. Kennedy moved to close the business meeting. Mr. Stebe seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 9:02 P.M.

I certify these minutes were adopted on the following date:

May 20, 2019  
Date

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Eric Prause, Chairman

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