

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 21, 2019**

ROLL CALL:

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

Alternate Members: Julian Stoppelman
Bonnie Potocki
Teresa Ike

Also Present: Gary Anderson, Director of Planning
Nancy Martel, Recording Secretary

The Chairman opened the Public Hearing at 7:00 P.M. The Secretary read the legal notice when the call was made.

PLAZA AT BUCKLAND HILLS, LLC – Resubdivision to create one additional 0.97-acre parcel out of 27.63-acre Plaza at Buckland Hills Shopping Center at 1524 Pleasant Valley Road. – Resubdivision (2019-094)

Attorney Stephen Penny introduced himself as representing the applicant. The application is to separate one outparcel from the main shopping center parcel at the Plaza at Buckland Hills. Attorney Penny displayed the parcel and described the plan and the surrounding properties in detail. The subject property is zoned General Business (GB), as is the land south of Pleasant Valley Road, other than J.C. Penney, which is zoned Industrial. The land across Buckland Street is zoned Comprehensive Urban Development.

The utilities are in place, according to Attorney Penny. There are no wetlands or watercourses on the site, though a small portion of the southern end of the site is within the New State Road Aquifer Protection Area. Both lots meet the requirements of the regulations for the GB zone, he said. Attorney Penny reported that no physical changes are being made to the two parcels or to the structures that are currently on the parcel. He detailed the parking plan, explaining that the outparcel owner will have non-exclusive rights to the parking, utilities and access of the shopping center.

Mr. Andrew Bushnell, Professional Engineer and Licensed Land Surveyor, Bushnell Associates, introduced himself as the project engineer for the site. Mr. Bushnell explained the plan in detail, including parking, utilities, landscaping, and the two access points. I-84 is directly across the street from the parcel.

There will be no proposed changes in terms of parking or the building and no earth disturbance will occur, according Mr. Bushnell.

Mr. Prause referred to the landscaping and pointed out an area that needs to be corrected; Mr. Bushnell reported that it will be referred to the owner. Mr. Prause sought clarification that there are non-exclusive rights for the parking and assumed there would be no issue with overflow parking, which Mr. Bushnell confirmed.

Attorney Penny noted that there are no staff comments that would preclude approval.

Mr. Anderson reported that there is one small technical comment from Ray Myette, Design Engineer, regarding the Aquifer Protection Zone line the applicant presented, which did not seem to match the Town's information. There is no construction that will occur; the line could simply be changed on the final plan.

MOTION: Mr. Kennedy moved to close the public hearing. Ms. Scorso seconded the motion and all members voted in favor.

The Chairman closed the public hearing at 7:20 P.M.

I certify these minutes were adopted on the following date:

November 4, 2019
Date

Eric Prause, Chairman

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