

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 6, 2020**

ROLL CALL:

Members Present: Eric Prause, Chairman
Patrick Kennedy, Vice-Chairman
Michael Stebe, Secretary
Jessica Scorso
Jessica Poland

Absent: Bonnie Potocki

Alternates: Julian Stoppelman
Teresa Ike

Also Present: Gary Anderson, Director of Planning
David Laiuppa, Environmental
Planner/Wetlands Agent
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:00 PM. The Secretary read the legal notice when the call was made.

NEW BUSINESS:

JON KEANE – Show Cause Hearing – Cease and Correct Order for violations to the Inland Wetlands and Watercourses Regulations at 4 Fir Grove Road.

Mr. David Laiuppa presented an overview of the history of the property at 4 Fir Grove Road. The property owner constructed a berm to prevent water from flooding his backyard, Mr. Laiuppa said. However, the berm extended into the wetlands and upland review area.

Mr. Keane opted to apply for a permit to keep the berm in place, according to Mr. Laiuppa, which was denied. The denial of the permit resulted in the berm being in violation of the Inland Wetlands and Watercourses Regulations. He explained the correct process going forward is the removal of the berm and restoration of the site.

Mr. Anderson reported that the Town is statutorily required to hold a meeting in the event an applicant does not respond to an order. The Commission is being asked to either uphold or modify the action the Wetlands Agent has taken.

Mr. Laiuppa reiterated that the applicant received a certified letter inviting him to defend himself on this issue. However, Mr. Keane did not attend the meeting.

Cease and Correct Order – Show Cause Hearing

MOTION: Mr. Stebe moved to uphold the Cease and Correct Order issued by the Town Wetlands Agent on December 30, 2019. Ms. Poland seconded the motion and all members voted in favor.

KENNETH BOYNTON – 426 Wetherell Street – Request for extension of time under CGS 8-25 for filing approved subdivision plans. – Subdivision (2019-037)

Mr. Anderson informed the Commission that the applicant has requested a 90-day extension to file the final subdivision plans. The current deadline is within a week and the applicant is in the midst of working on final plans with the Engineering Department. He reminded the Commission that the approval included modifications, including the pump station, and the applicant is continuing to work with the Water and Sewer Department as well as the Engineering Department.

Mr. Prause asked for clarification of what is delaying the final subdivision plans, which Mr. Anderson explained in detail.

Request for Extension for Filing Final Subdivision Plans (2019-037)

MOTION: Mr. Kennedy moved to approve the request for a 90-day extension for filing of final subdivision plans for the approved subdivision at 426 Wetherell Street. Ms. Scorsio seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Hartford CDC LLC (Raymour & Flanigan) – Minor Modification Approval for 61 Chapel Road

Mr. Anderson explained that a minor modification was granted relating to the Raymour & Flanigan project for a 300,000 sq. ft. addition to the warehousing operation. They requested a minor modification to replace what used to be the train entrance with two normal sized loading dock doors.

Highland Oaks Corporation – Minor PRD Modification Approval/Lot Line Revision for 30, 56 and 60 Collingridge Drive

The Planned Residential Development was approved several years ago and included a mix of duplexes and single-family homes. The applicant has requested switching a duplex lot and a single-family lot, which will not change the density.

APPROVAL OF MINUTES:

November 18, 2019 – Public Hearing/Business Meeting

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

December 16, 2019 – Public Hearing/Business Meeting

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

APPOINTMENT OF ALTERNATE TO CAPITOL REGION PLANNING COMMISSION

Mr. Stoppelman gave a brief explanation of the commitment to the Capitol Region Planning Commission.

MOTION: Mr. Stoppelman nominated Mr. Stebe as an alternate member to the Capitol Region Planning Commission. Mr. Kennedy seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

LIGNUM VITAE HOLDINGS LLC – Design Overlay Review (2019-124) – Design Overlay zone review for façade renovations at 387 Hartford Road.

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 7:30 P.M.

I certify these minutes were adopted on the following date:

February 19, 2020
Date

Eric Prause, Chairman

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