

PLANNING & ZONING COMMISSION
January 10, 2011 Meeting

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Janet Ramsay,
Anthony Scarfo and Alternate Jim Szepanski

Town Staff Present: Town Planning Coordinator and Assistant Zoning and Wetlands
Officer Jennifer Rodriguez and Town Engineer Dana Steele

Chairman Gannuscio called the meeting to order at 7:05 pm.

Commission roll call was taken.

Chairman Gannuscio seated Mr. Szepanski for Commissioner Brown for all of the evening's proceedings.

Chairman Gannuscio moved to go into Executive Session. Mr. Zimnoch seconded the motion. All were in favor. The vote was 5 – 0, the motion as approved. The Commission went into Executive Session at 7:06 pm.

EXECUTIVE SESSION:

The Commission came out of Executive Session at 7:15 pm.

Ms. Ramsay moved to have the Commission request \$5,000 from the Board of Finance to hire an attorney to provide an initial review of the Babylon application that was before the Connecticut Department of Environmental Protection. Mr. Scarfo seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

MINUTES:

Chairman Gannuscio referred to the December 13, 2010 meeting minutes and asked the Commission members and staff for any comments or corrections. Mr. Steele referred to the second paragraph on page 11 and stated that the last line should read “of the original bond would be \$81,700...” NOT \$88,700. Mr. Gannuscio moved to approve the December 13, 2010 meeting minutes, as amended. Mr. Zimnoch seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

PUBLIC HEARINGS:

- a. Public hearing on the application to amend Section 605 and add new Sections 607 and 602d to the Zoning Regulations.**

Chairman Gannuscio noted that Town Planning Consultant O'Leary was unable to attend the meeting that evening.

Chairman Gannuscio moved to continue the public hearing on the application to amend Section 605 and add new Sections 607 and 602d to the Zoning Regulations to February 14, 2011. Ms. Ramsay seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

REVIEWS:

- a. Review of the site plan application of Rollies Garage, LLC for the property located at 4 Lawnacre Road.**

No one was present for the review.

Chairman Gannuscio asked Ms. Rodriguez if she had heard from anyone earlier that day regarding the site plan review for Rollies Garage. Ms. Rodriguez replied that she had not heard from anyone. She went on to say that there had been a procedural error; the Town of Windsor needed to be notified of the application. Mr. Gannuscio pointed out that it also had to go before the Inland Wetlands Commission. Ms. Rodriguez stated that she had received the Inland Wetlands application, but that none of the Commission members had received it. She went on to say that at the January meeting of the Inland Wetlands Commission they did not receive the application; therefore it would likely be received in February and reviewed in March. The discussion continued briefly and it was determined that the applicant would have to grant an extension to the Planning and Zoning Commission in order to obtain the Inland Wetlands Commission approval first.

Chairman Gannuscio moved to continue the review of the site plan application of Rollies Garage, LLC for the property located at 4 Lawnacre Road to February 14, 2011. Mr. Scarfo seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

ACTION ON CLOSED PUBIC HEARING ITEMS:

There were none.

OLD BUSINESS:

a. Discussion with Commission and Staff

The discussion was carried over to the February meeting when Town Planning Consultant O'Leary could be present.

NEW BUSINESS:

a. Public Input

There was none.

b. Receive New Applications

- i. Motor vehicle license location approval application of Unlimited Auto Sales and Detailing, LLC for the property located at 59 King Spring Road, Unit D & E.**

Chairman Gannuscio moved to schedule a public hearing on the motor vehicle license location approval application of Unlimited Auto Sales and Detailing, LLC for the property located at 59 King Spring Road, Unit D & E for February 14, 2011. Ms. Ramsay seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

- ii. Special use permit/liquor permit application of Jin Hospitality, LLC for the property located at 4 Loten Drive.**

A brief discussion took place.

Chairman Gannuscio moved to schedule a public hearing on the special use permit/liquor permit application of Jin Hospitality, LLC for the property located at 4 Loten Drive for February 14, 2011. Mr. Szepanski seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

iii. Site plan review application of Jin Hospitality, LLC for the property located at 4 Loten Drive.

Chairman Gannuscio moved to schedule a public hearing on the site plan review application of Jin Hospitality, LLC for the property located at 4 Loten Drive for February 14, 2011. Mr. Szepanski seconded the motion. The vote was 5 – 0, the motion was approved.

c. Informal discussion regarding the T&M and North Group, LLC request for acceptance of roads.

A brief discussion took place.

Chairman Gannuscio moved to continue the informal discussion regarding the T&M and North Group, LLC request for acceptance of roads to February 14, 2011. Mr. Szepanski seconded the motion. All were in favor. The vote was 5 – 0, the motion was approved.

COMMUNICATIONS AND BILLS:

Chairman Gannuscio stated that he had received a letter from Mr. Block. He noted that Mr. Block was concerned with rezoning his property located on Suffield Street. Ms. Rodriguez stated that Mr. Block owned property on Suffield Street and that he was quite upset that he could not build a multi-family building on the property. She went on to say that the Regulations currently did not have a vehicle to allow multi-family and that they also stated that the Zoning Board of Appeals could not give a variance for extra dwelling units. Ms. Rodriguez stated that it had been an ongoing issue with Mr. Block, but that Mr. Block had not gone to an attorney for advice. She commented that Mr. Block simply wanted the Town to do something about it. She went on to say that her Office had guided Mr. Block a number of times to talk to the Commission and to know that they were working on some Main Street regulations and that there might be some flexibility in what was appropriate for some areas. Ms. Rodriguez noted that Mr. Block's property was currently zoned Business.

Mr. Scarfo asked how big Mr. Block's lot was. Ms. Rodriguez replied that it was less than what was required for a multi-family which was 3 acres. She went on to say that the topography of the property was also a bit challenging.

Chairman Gannuscio stated that he had received the annual letter from the Board of Finance regarding the budget for the following year. He went on to say that the Board of Finance had requested a zero percent increase budget. A brief discussion regarding the Commission's budget took place.

Chairman Gannuscio asked the Recording Secretary to add Election of Officers to the February agenda.

Chairman Gannuscio asked the Commission members and staff if they had anything further for discussion. Ms. Rodriguez stated that Kevin Casey had estimated that he would be ready to submit an application for 3 Ella Grasso Turnpike by the end of January. Mr. Gannuscio commented that First Selectman Wawruck had said that CRCOG and the Department of Transportation (DOT) had indicated that there would be no money to redo the exit ramp from Route 20 for another three years. Mr. Steele stated that they had since found out that by taking some of the project out of the government funded portion and privately funding it, they would be able to get prices that were significantly lower than a government contract would be able to get. He then noted that the plan would include a Town road into the property and redoing the ramp off of Route 20. Mr. Steele stated that it would all be reflected in the new General Plan. He went on to say that they would be looking for approval of the General Plan first and that they would then go back to the Commission with a site plan. Mr. Steele explained that the plan had a residential component, potentially some mixed use component (commercial on bottom, residential above) and some stand alone hotels and restaurants. He went on to say that they were planning on building the residential first in the hopes that that would attract some commercial. The discussion continued briefly.

Chairman Gannuscio commented that he had heard that there had been some controversy regarding the Graziani property at the Economic and Industrial Development Committee meeting. The discussion continued briefly and Ms. Rodriguez stated that she had contacted CRCOG about their Brownfield Assessment Grant opportunities. She went on to say that she was currently in the processing of reviewing the application to see if the property was eligible.

Chairman Gannuscio asked the Commission members and staff if they had anything further to discuss. They had nothing further.

Chairman Gannuscio moved to adjourn the meeting. Mr. Zimnoch seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Diane Ferrari
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.