

**PLANNING & ZONING COMMISSION**  
**June 14, 2010 Meeting**

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

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

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Chairman Gannuscio called the meeting to order at 7:12 pm.

Commission roll call was taken.

**MINUTES:**

**Chairman Gannuscio referred to the May 10, 2010 meeting minutes and noted that he, Ms. Ramsay, Mr. Brown, Mr. Zimnoch and Mr. Szepanski were present at that meeting. He then asked the Commission members and staff for any comments or corrections. Mr. Szepanski suggested the following corrections:**

- page 2, first line should read “putting the words Windsor Locks up on the water tank on Elm Street...”
- page 2, sixth paragraph, first sentence should read “Mr. Brown asked if it would be painted on the tower or would be on a piece of sheet metal.”
- page 8, sixth paragraph, third line, the word “doe” should be “do”.

**Mr. Gannuscio moved to approve the May 10, 2010 meeting minutes, as amended. Ms. Szepanski seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

Chairman Gannuscio seated Alternate Szepanski for Commissioner Scarfo for all of the evening’s proceedings.

**PUBLIC HEARINGS:**

Chairman Gannuscio read the rules for conducting a public hearing. He then read the legal notice that was published in the Journal Inquirer on June 2 and 10, 2010.

- a. Special Permit public hearing on the liquor permit application of Kristina Liberty for the property located at 590 Spring Street.**

Robert D’Agostino, Kristina Liberty’s stepfather, was present on behalf of the applicant.

Chairman Gannuscio asked Mr. D'Agostino if he had prepared anything, other than from the GIS system, showing the neighboring properties with liquor permits (including their distance from the site in question). Mr. D'Agostino stated that he was not aware of anything other than he had to be present at the hearing that evening.

A discussion regarding Section 503 of the Regulations took place.

Chairman Gannuscio pointed out that the submitted sketch did not show how far the site was from the hotel which had a limited liquor permit and the Blackboard Café. He went on to say that that information was critical for the application. He then noted that there was also a Day Care Center in the vicinity.

Mr. D'Agostino stated that they had opened the establishment about two months prior and that they were serving hotdogs, hamburgers, Italian steak grinders, etc. He went on to say that they shared the building with a car wash and that they were licensed for 25 seats. Mr. D'Agostino stated that they would like to be able to offer beer as another beverage option to his customers. He then noted that, if all went well, they might add an individual-size pizza to the menu and possibly wine as well. He commented that the beer and wine would be served to enhance the food; it would not be a drinking establishment.

Chairman Gannuscio stated the he had some concerns. He went on to say that in addition to the absence of a location map showing the distance of the site from the Day Care Center, the Blackboard and the hotel it was a rather unique site in that there was nothing really separating the restaurant (and liquor) part of the operation from the car wash. Mr. D'Agostino stated that it would be separated. Mr. Gannuscio stated that the Commission should see some type of sketch (floor plan) illustrating how it would be separated. He commented that he had spoken to the Police Chief, who also shared his concern that it appeared as though the majority of the workers at the car wash were under age. Mr. Gannuscio commented that he had seen a car wash and restaurant combined as "pushing the envelope" back when the site had originally been approved. He went on to say that a liquor permit would really be pushing it beyond anything that had been anticipated.

The discussion continued briefly and Mr. D'Agostino stated that the limited menu had been removed and approval for a full menu had been given. Chairman Gannuscio stated that the Commission had never approved such a change. He then questioned whether the applicant had possibly gone through the North Central Health District for that approval.

Chairman Gannuscio suggested that they continue the public hearing to July 12, 2010 in order to obtain more documentation and sketches regarding the interior and a more complete map showing the proximity of the Day Care, the Blackboard, the Pickle Works and the hotel. The other Commission members agreed.

**Chairman Gannuscio moved to continue the public hearing on the liquor permit application of Kristina Liberty for the property located at 590 Spring Street to July 12, 2010. Mr. Zimnoch seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

A brief discussion followed and it was agreed that the Commission wanted to have a more detailed area map, a floor plan showing the partition between the two businesses, and a copy of the approval letter regarding the full menu and permitting prior to the July 12<sup>th</sup> meeting.

Chairman Gannuscio pointed out that vehicles were coming out of the car wash and were being wiped down in front of the bay to the car wash. He then noted that there was a one-way in and a one-way out and that those vehicles being wiped down would put some constraints on exiting the site. Mr. Steele stated that that would be something that needed to be worked out between the two businesses on the site since there was an approved site plan. The discussion continued briefly and Mr. Gannuscio stated that the Commission also wanted to see a copy of the approved site plan prior to the July 12<sup>th</sup> meeting.

**REVIEWS:**

There were none.

**ACTION ON CLOSED PUBLIC HEARING ITEMS:**

There were none.

**OLD BUSINESS:**

**a. Discussion with Commission and Staff**

These items were continued to the July meeting so that Mr. O’Leary could be present for the discussion.

**NEW BUSINESS:**

**a. Public Input**

There was none.

**b. Receive New Applications**

- i. Zone change application of Ayotte Brothers Enterprises for the property located at 288 North Street to change the zone from Residence B to Industrial 2.**

**Chairman Gannuscio moved to schedule a public hearing on the zone change application of Ayotte Brothers Enterprises for the property located at 288 North Street, including Assessor's Lot #19-2-77, for July 12, 2010. Mr. Zimnoch seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

- ii. Site plan review application of Wilson M. Alford, Jr., P.E. & L.S. for the property located at 288 North Street, as well as Assessor's Lot #19-2-77.**

**Chairman Gannuscio moved to schedule a public hearing on the site plan review application of Wilson M. Alford, Jr., P.E. & L.S. for the property located at 288 North Street as well as Assessor's Lot #19-2-77 for July 12, 2010. Mr. Szepanski seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

- c. Request for a favorable report under Section 8-24 by the Board of Education for Gym Heat Exchangers at the High School.**

Chairman Gannuscio commented that the project was part of the ongoing attempt to update and improve the gym at the high school.

- d. Request for a favorable report under Section 8-24 by the Board of Education for Roof Replacement at North Street School.**

**e. Request for a favorable report under Section 8-24 by the Board of Education for Parking and Drop-off Area at North Street School.**

Chairman Gannuscio commented that the primary concern for many years at North Street School had been the mixing of cars and buses during drop-off and pick-up hours. He went on to say that the main intent of the proposed project was to try to segregate the drop-off vehicle traffic from the buses.

**Chairman Gannuscio introduced the following resolution, which was seconded by Mr. Szepanski.**

**RESOLVED, that the Planning and Zoning Commission of the Town of Windsor Locks approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:**

**School projects consisting of: replacement of the heating system in the Windsor Locks High School (including heat exchangers); roof replacement at the North Street School; and design and reconfiguration of parking area and design and construction of a new entrance to the east side of the North Street School.**

**The resolution was approved by 4 votes in favor to 0 votes opposed.**

**f. Request for a favorable report under Section 8-24 by the Public Works Department for South Center Street Reconstruction.**

Chairman Gannuscio asked Mr. Steele if he had any information regarding the South Center Street Reconstruction project. Mr. Steele stated that they were in the process of drawing up the plans for the project. He explained that the plan was to replace the sanitary sewers from the intersection of Elm Street all the way down to the pump station. The discussion then continued briefly.

**Chairman Gannuscio introduced the following resolution, which was seconded by Ms. Ramsay.**

**RESOLVED, that the Planning and Zoning Commission of the Town of Windsor Locks approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:**

**Improvements to South Center Street from the pump station at the Waterworks Brook running north approximately to the intersection with Elm Street (CT Route 140). The project will include removal and replacement of approximately 7,050 linear feet of sanitary sewer main, 40 manholes, 125 lateral lines, removal of 7100 linear feet of bituminous and cement sidewalks and replacement with new sidewalks, and reclamation and repaving of roadway.**

**The resolution was approved by 4 votes in favor and 0 votes opposed.**

**BILLS AND CORRESPONDENCE:**

**Chairman Gannuscio stated that he had received an invoice from Mr. O’Leary for his retainer for May/June, 2010 in the amount of \$3,333. He then moved to approve Mr. O’Leary’s invoice in the amount of \$3,333. Ms. Ramsay seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

Chairman Gannuscio asked Ms. Rodriguez if she had any concerns or problems to discuss. She had none. Mr. Gannuscio then asked Ms. Rodriguez if the Connecticut Water Company had come back to her regarding the water tower. Ms. Rodriguez replied that they had not.

**Chairman Gannuscio moved to adjourn the meeting. Ms. Ramsay seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 8:25 pm.**

Respectfully submitted,

Diane Ferrari  
Recording Secretary

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**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.**