

PLANNING AND ZONING COMMISSION
May 14, 2018 Meeting Minutes

These minutes are not official until approved at a subsequent meeting.

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

Commission Members Absent: Alexa Brengi, Cindy Cooper, and Kayleigh Royston
(Alternate)

Town Staff Present: Jennifer Rodriguez (Town Planner)

I. Call to Order

Chairman Gannuscio called the meeting to order at 7:03 pm.

II. Roll Call

Commission roll call was taken.

III. Approval of Minutes from the April 9, 2018 Regular Meeting

Approval of the April 9, 2018 minutes was postponed to the next meeting of the Planning and Zoning Commission.

IV. Public Hearings: Continued

A. Zone change from Business 1 to Business 2, 381 South Center Street (property owners E. Karson, A. Wiernasz, J. Reynolds)

Chairman Gannuscio stated that this public hearing was left open and asked Ms. Rodriguez to run through her report.

Ms. Rodriguez discussed her report dated May 14, 2018. She pointed out item #6, a possible condition of approval for the applicant to file a map with the Town Clerk with the zoning change.

Brian Denno of Denno Land Surveying & Consulting spoke on behalf of the applicant. He stated that they had no objections to any of Ms. Rodriguez's comments. He reiterated that this is a rather small site, only 178 by 91, with two 60 foot building lines in the B-1 zone, which limits whatever they can do. A possible use is a 90 by 30 foot building with 16 parking spaces, which maxes out the site.

Mr. Szepanski stated he was under the impression that Mr. Steele was going to provide some comments. Chairman Gannuscio responded that he spoke to Mr. Steele today who stated that he doesn't really have anything to add since it's more of a planning matter than zoning.

Chairman Gannuscio pointed out that there are only three commission members present, which is a quorum, and approval will require a unanimous vote. He asked if the applicant would like to wait until more commission members are present. Mr. Denno replied that he thought the applicant would like to move forward.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission closes the public hearing for the zone change from Business 1 to Business 2 for 381 South Center Street.

Chairman Gannuscio expressed a concern about this one small parcel tying their hands with any future applications that come forward, and someone saying, “You did it once, what’s your rationale for not doing it again?” If ever there was an example of spot zoning, with a parcel this small, that’s what this is. Mr. Zimnoch said he doesn’t feel this is really truly spot zoning. This parcel is in a predicament but the whole area needs to be reviewed and perhaps other parcels need to be re-zoned, so if we go forward with this kind of logic and decision, it’s not really a problem. If we don’t, this parcel is doomed because it can’t be developed. Mr. Szepanski asked if this parcel could be combined with something else to make it a bigger parcel to give it more opportunity for development. Ms. Rodriguez replied that everything between that parcel line where it’s shaded darker and South Center Street is still part of the State Right of Way, and then everything surrounding it on the south side of Oakridge belongs to the hotel property.

Chairman Gannuscio still has concerns and stated that someone jumped the gun and asked him for an informal discussion on this property tonight, which he is not happy about, but this should not be held against this application. He still believes that this is spot zoning; however, that is countered by the fact that if we don’t offer this remedy of a zone change at this point, unless the town comes forward with a request to change this zone, it’s probably not going to happen. This area is a gateway to Windsor Locks, and he sees the need for a kick starter here. His initial thoughts have been outweighed and turned around by hearing other commission members’ thoughts on this. Mr. Zimnoch added that the commission will have a chance to control somewhat what goes in that site plan review so that hopefully it will be a good gateway piece. Having it left in this state is not a good thing.

It was **MOVED** (Szepanski) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission approves the zone change from Business 1 to Business 2 for 381 South Center Street with the condition of approval indicated in the Town Planner’s report dated May 14, 2018, page three, number 6.

Gary Merrigan clarified that the gentleman who wanted to address the commission tonight has no contractual relationship with the property owner. He saw the public hearing sign and thought he had a better idea. They found out about this on Friday afternoon and asked him to withdraw his request for a discussion.

V. **Reviews** (none)

VI. **Action on Closed Public Hearing Items** (none)

VII. **Old Business**

A. **Discussion with Commission and Staff** (none)

B. **Action Items** (none)

VIII. **New Business**

A. **Public Input** (none)

B. **Receive New Applications** (none)

C. **Informal Discussions**

i. **381 South Center Street—Development of vacant lot into multi-family use**

(This discussion did not take place.)

D. **Action Items: Resolution for Approval (pursuant to Section 8-24 of the C.G.S.)**

i. **FY 2019 Roadway Infrastructure Improvement Project for \$1,645,000**

Chairman Gannuscio introduced the following resolution:

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

Roadway infrastructure improvements consisting of: (i) reclaiming, grading, and resurfacing portions of Oak Street, Jackson Street, Vadnais Drive, Cannon Street, Birge Avenue, View Street, Coolidge Street, and Taft Lane; (ii) sanitary sewer replacement along portions of and in the vicinity of Oak Street, Jackson Street, Vadnais Drive, Cannon Street, Birge Avenue, View Street, Coolidge Street, and Taft Lane; (iii) repair/modification/replacement of drainage systems and/or components, culverts, outfalls, and improvements required by MS4 regulations and aspects of erosion control associated with and in the vicinity of Oak Street, Jackson Street, Vadnais Drive, Cannon Street, Birge Avenue, View Street, Coolidge Street, and Taft Lane; and (iv) sidewalk installation and repair in these areas.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission approves this resolution regarding the FY 2019 Roadway Infrastructure Improvement Project for \$1,645,000, pursuant to Section 8-24 of the Connecticut General Statutes.

ii. FY 2019 West Street Roadway Infrastructure Improvement Project for \$960,000

Chairman Gannuscio introduced the following resolution:

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

Roadway infrastructure improvements on West Street from Spring Street to North Street, and portions of Spring Street consisting of: (i) sanitary sewer replacement, as needed; (ii) road widening; (iii) reclaiming, grading, and resurfacing; (iv) sidewalk installation and repair in the area; and (v) drainage repair, replacement, and improvements.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission approves this resolution regarding the FY 2019 West Street Roadway Infrastructure Improvement Project for \$960,000, pursuant to Section 8-24 of the Connecticut General Statutes.

IX. Communications and Bills

Chairman Gannuscio stated he has a bill for legal services to date for Pool Table Magic from Attorney Sherwood for \$3,690 drawn on the appropriation that was made of \$7,500 earlier in the year. He would like to get this paid as soon as possible.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission approves this payment in the amount of \$3,690.

Chairman Gannuscio noted that our attorney has moved to dismiss this matter in court.

OTHER

Mr. Szepanski mentioned that Jan's Sewing Room in Windsor is closing. He also distributed to commission members an article from AAA and Consumer Reports on what potholes do to your automobile.

X. Adjournment

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission adjourns the May 14, 2018 meeting at 7:33 pm.

Respectfully submitted,

*Debbie Seymour
Recording Secretary*