

PLANNING AND ZONING COMMISSION
August 13, 2018 Meeting Minutes

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

Commission Members Present: Alan Gannuscio, Jim Szepanski, Alexa Brengi, Cindy Cooper, and Kayleigh Royston (Alternate)

Commission Members Absent: Vincent Zimnoch

Town Staff Present: Jennifer Rodriguez (Town Planner), and Dana Steele (Town Engineer)

PLEASE NOTE: Some sections of the digital recording of these minutes were inaudible because people speaking were too far away from the microphones and the air conditioning blower was very noisy.

I. Call to Order

Chairman Gannuscio called the meeting to order at 7:04 pm.

II. Roll Call

Commission roll call was taken. Kayleigh Royston was seated for Vincent Zimnoch.

Chairman Gannuscio stated that Section IV, Public Hearings, would be moved to this point in the agenda.

IV. Public Hearings

A. Potential approval of the General Plan of Development in the AIOZ for the Thrall property on Old County Road and 327 South Center Street for a proposed sports village (property owner OJ Thrall, Inc./Joseph B. Thrall II)

Attorney Paul Smith, representing the applicant, JABS Sports Management, addressed the commission. He stated that on behalf of the applicant he would like to request that this public hearing be rescheduled to the next regularly scheduled meeting of the Planning and Zoning Commission. The applicant would like to eliminate from the plan the 7.5 acres of the Waterworks property, which will require a complete redesign of the plan. He commented that there is no sense in holding a public hearing tonight on a plan that will be changed significantly.

Chairman Gannuscio noted that the next meeting of this commission will be September 10, 2018 and stated that the public hearing will not be opened tonight.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission reschedules the public hearing on the General Plan of Development in the AIOZ for the Thrall property on Old County Road and 327 South Center Street for a proposed sports village to September 10, 2018.

Chairman Gannuscio stated that there would be no public comment tonight on this public hearing that has been continued to next month. A brief discussion followed about what exactly is allowed during Section VIII, the New Business/Public Input section of the agenda. Michael Bracken, 12 Tinker Lane, commented that they could talk about anything during the open Public Input. He went on to say, "We want to know how our First Selectman brought it on our town without the town residents knowing about it and how did they bring it to you. Because according to the newspapers, we're all for spending millions of our town dollars for this gentleman's project and none of us knew about it. He ran to the newspapers and the television screens before he came to the town residents, and it's wrong. And you're going to hear from us." Chairman Gannuscio replied, "It sounds like you've got something that's a topic for a Selectman's meeting..." Mr. Bracken answered, "No, it's Number 8, Public Input. It's coming up. Letter A, it's on your agenda, and we're going to talk about it."

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

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the minutes of the July 9, 2018 regular meeting as published.

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

4:35

Mr. Bracken, 12 Tinker Lane, stated that his property abuts the property being considered for a sports complex. He said, "First off, Connecticut Water Company gave that property to the town with the aspect that it was going to remain in the condition that it was in for the purpose of nature trails and things of that nature. It's not supposed to be touched in the condition that it's in, and if it is, then you're going to end up losing that property completely because Connecticut Water is going to take it back. Second off, I want to know how our First Selectman keeps going behind the town residents who reside in this town and our taxpayers and he keeps coming up with these plans and these programs and backing these other businesses and saying that the town residents support this 100% and he goes and he runs to the press and the news and he has a grand stand podium out here with television screens and says that we're willing to spend millions of dollars per year for this sports venue when nobody

in this town even knew about it. He ran to the podium before he even told the residents about it and we hear about it second hand. And then he turns around and he blames the *Journal Inquirer* reporter because the JI reporter let the chickens out before he was ready. He turns around and he publishes his post in the Windsor Locks Forum that it has nothing to do with the Waterworks property when in fact it does because he goes and he admits afterwards that he needs to get it approved first by the Planning and Zoning board and then he was going to come back and ask for you to go and attach that property to do what you needed to do to it in order to make those hiking trails and skiing trails and everything else. So who is he lying to? He turns around in one breath, he says no we're not going to touch the Connecticut Waterworks property but then he turns around and he lambasts [*sic*] the *Journal Inquirer* reporter saying that his facts are off but then he turns around and he tells us all, 'But after it's approved I'm coming back and I'm asking for the change.' I'm sick of it as far as he's concerned. We've got a sidewalk that goes nowhere, we've got the Mill that should have been torn down to begin with, and maybe something could have been done with that, but instead we're losing money there, we've got rotaries that supposedly the town people are backing. I don't know about anybody but I worked as a police officer for 28 years. That rotary is the most stupid idea you ever heard of. And now he wants two more rotaries on Old County Road. Crazy! And you people are supporting it. I don't understand how he can make these decisions on his own when he's supposed to be representing the people of Windsor Locks and he's not. Where has he questioned or asked the people of Windsor Locks before doing anything? He hasn't."

7:45

Chairman Gannuscio interrupted Mr. Bracken to ask what he is commenting on, other than this diatribe, that is currently pending before this board. Mr. Bracken replied, "Well, you just postponed a meeting that you're hoping that nobody shows up to when everybody's here." Mr. Gannuscio responded, "No, we're postponing it because the applicant is in the process of making complete and total revisions to what was submitted to this board." Mr. Szepanski added, "And this commission has the authority to do that, Michael." Mr. Bracken: "No kidding. But you turned around and you were going to consider taking that park which was given to the town with the assumption that it would never be touched, it was always going to be left in a natural state, and you were going to revert it over by giving access to it and use to a private company by allowing them to convert that property into a park atmosphere." Mr. Szepanski: "Did the Planning and Zoning Commission make that approval? We are here for a general..." Mr. Bracken: "Our selectman was pushing it and bringing it to you, so that is my point." Mr. Szepanski: "I think our selectman has the prerogative to push what he wants and what he believes in, that's why it comes to the Planning and Zoning Commission." Mr. Bracken: "My point is that it didn't belong here in the first place, it belonged in a town meeting before the town residents, before it ever went anywhere." Mr. Szepanski: "That's an issue that you have to take up with our first selectman, not with the Planning and Zoning Commission. We are here to receive applications and to act on them." Mr. Bracken: "Well all I know is that elections are coming up and names have got to start dropping from this board and

other boards and new names have got to start coming up because what's been going on in this town is ridiculous." Mr. Szepanski: "Are you trying to threaten us?" Mr. Bracken: ".....election? Are you kidding me? By me telling you that you've got to be replaced by...I'm not gonna vote for you, how's that for a threat." Chairman Gannuscio: "This isn't....." Mr. Bracken: "I'm not voting for you either." (Don't know who said this): "That's a threat." Unidentified woman in audience: "This isn't a bitch session. We don't need your personal bitch session." Mr. Bracken: "Oh, shut up, lady." Chairman Gannuscio: "This is not an elected board, so making threats about election and replacement...." Mr. Bracken: "By saying I'm not going to vote for somebody is not a threat, that's my constitutional right."

9:55

Bob ?? Southwest Avenue: "In these applications for Planning and Zoning consideration for projects like these, how many postponed do you normally get before you finally get the plan put before you? Is this common that you call a big meeting and then they walk in and say no we changed our mind?" Chairman Gannuscio: "The plans come in, we try to get them at least 2 weeks ahead of time so town engineering/zoning people have a chance to look at them and give feedback. It's happened numerous times. I've been on this board for 22 years where things have either been pulled back or just withdrawn completely because of the feedback that town staff has put in the time they have to review and work with an applicant. So this can be postponed several times before..." (question from someone) Chairman Gannuscio: "No, at some point the public hearing has to be opened. There's a statutory period of 65 days for it to be opened and closed to meet the statutory requirement. So at that point it would either have to be withdrawn or something. This is not something that's going to drag on for years." Unidentified woman: "Is it normal when you post a property that you don't put a time or place of the hearing?" Chairman Gannuscio: "There's a phone number and the legal ad states the time and place of the meeting in the paper." Mr. Szepanski: "It appears twice in the JL."

12:10

Carl Schiessl, 93 Raymond Road: He has a picture of the sign that was posted outside the property on South Center Street, which does not include the time or date of the hearing. He thanked the Zoning board for accommodating the request of the applicant to change the plan. "It's important to recognize that the reason everybody's here is because we were all party to a deal 10 years ago, a deal that was endorsed by the voters in a referendum where 89% of those present and voting supported the idea that that land formerly known as Waterworks Brook would be preserved for all time and be subject to a permanent conservation easement. Thank you to all of you for coming this evening. As we renew and revitalize the Waterworks conservation group, we're circulating a sign-up sheet so before you leave if you'd like to consider renewing your membership in the group and joining us as we follow the fate of the land. Thank you to Attorney Smith and the applicant for their actions this evening. We appreciate very much your willingness to redesign your project in order to preserve the sanctity of the waterworks property. Thank you for your announcement

and for making that part of the public record. In closing, we will do our best to monitor the evolution of the application; we are very much mindful of the need to preserve that land as open space in its natural state. We are pleased that the applicant agrees with us and has agreed to change his application but we will also be mindful of what the impacts will be of any developments around that open space, thinking about things like runoff and things of that nature. But you guys are the experts, along with the Inland Wetlands Commission and the Conservation Commission, so as this application goes through the process please know that the citizens will be keeping an eye on things and making sure that at every opportunity we make sure you hear what we have to say. Thanks for listening tonight and thanks everybody for coming here this evening.”

15:01

William Russo (address????): “I’d like to apologize to the board for interrupting. It was wrong but I’ve been on this train many, many, many times. We have a great turnout here today to speak to this issue, and yet you give cancellation. That’s a very common practice in politics in this town. You postpone the meetings and postpone the meetings and as you postpone the meetings this population dwindles until eventually it’s down to nothing, and then the tactic is we will have a board meeting, adjourn it to a town meeting, and then the setup will happen and whatever Chris Kervick wants will pass. That’s the way this town operates. We talk about signage as Mr. Schiessl said, and he pointed out South Center Street. I want to know where the signage was for the Montgomery building when they were given a permit to use engineering controls which just says they can bury the hazardous material that’s on that property. I want to know where that signage was. I didn’t see it. And I also think that somewhere that the town paid for the variance that they got, and I’m researching that. This town needs whole new leadership, above board leadership. I’m somewhat confused. I thought that the purpose here was to discuss a generalized proposal for any developer to see if the townspeople here would be willing to entertain such an idea. Is that a misunderstanding? A generalized...not from a specific developer. You said something about an airport blah blah blah. I don’t know the exact acronym. But it was supposed to be in my opinion a general proposal so that everyone here could speak to that, not a very specific plan that would require you to do a postponement for the potential developer. (17:30) I think we have been misled, totally misled, not only by Chris Kervick but by the Town Planner and by this planning board. Totally misled.” Chairman Gannuscio: “I think it’s time for you to issue an additional apology, this time to Jennifer Rodriguez, because she did nothing to mislead anyone. She accepts the plans....” Mr. Russo: “I’ll stick with what I said.” Chairman Gannuscio: “All right, well then consider that you may have slandered the Town Planner. She accepts the plans as they come in from applicants and submits them to this board and then they are scheduled for whichever action, be it a public hearing or just an approval after...” Mr. Russo: “Is she supporting this proposal?” Chairman Gannuscio: “She has no position one way or another. She’s here to...” Mr. Russo: “I would encourage everybody here to stand and speak their peace. These people are wrong, they’re going to wear you down, and then they’re going to pass whatever they want to pass.”

18:47

Con O'Leary, 12 Town Line Road, said he would like to second everything Carl said. He also wants to talk about what he's seen in the area where he lives that could be duplicated in this new proposal, which is not what he wants to see happen. He's north of the basin owned by the VFW, and there was the Babylon development in both Suffield and Windsor Locks. "They replaced tobacco land that was there with the hard surface of their parking lots, which produced a tremendous amount of runoff, which is now washing unimpeded down through the stream and into the basin. It is silting up the basin and the basin will soon be entirely silted over. So what you have to watch out for, you have all this beautiful tobacco land up there, and it absorbs the rain, and you don't get a lot of runoff, but when you have a lot of development and you have hard surfaces, you'll get a lot of runoff, and it may look easy to direct that runoff into that stream which is running through the Waterworks land. You want to be very careful of that; that could do a lot of damage. You probably want to insist on the construction of lagoons to catch that water and let it filter into that soil and avoid serious and heavy runoff. That stream is very important. Please bear that in mind."

20:50

Mary Ann Wheeler (?), 24 Whiton Street: "As a steward of the earth, I think it's our responsibility to take care of natural habitats and to keep this as an open space, not only the property itself but surrounding areas. We have to protect our children from the wildlife that use these areas. With my mother's property on South Center Street, four deer were in the back yard on Sunday and a bear has been in that neighborhood. There are a lot of young children. If we take away all their habitat, it's going to cause crises not only for the animals but for human life, too. There's been development on Turnpike Road at the bowling alley as a family entertainment center. We can't inundate our town with duplicate types of entertainment that it's going to be that nobody ends up going to them if we have multiple types of similar activities. So something to consider. We've got a casino coming up just up the street. We have to play our cards right and limit the same type of development throughout."

22:10

John Montemerlo, 18 Woodridge Drive, had a question. "The idea was dropped of getting that piece of land where the brook is, but there was some talk about the road there being used to go in and out of the sports complex. Is that off the table as well?"
Chairman Gannuscio: "At this point it's hard to say what will be until the new plan is drawn up by the engineers and the different consultant that the applicant has employed for this project. What was previously submitted is now in the process of being totally redrawn."

23:23

Jennifer Rodriguez, Town Planner, spoke. "I definitely try to stay very neutral in these meetings, and I try not to speak up, and I thank the commission for giving me a few moments. I'm just going to try to keep my comments procedural in nature. It's my opinion that when you have a public hearing everyone during the public hearing, once it's opened, which tonight hasn't been opened, deserves to be able to hear what

the topic was about and hear each other's input, so if anybody has left at this point based on the motion that was made to postpone the hearing, those people now don't have the benefit of hearing what continues tonight. It's obviously the commission's decision and they've given the courtesy of hearing comments tonight, but I do know that the best practice is to not discuss applications that have been submitted after there's a formal process. So the applicant has formally submitted an application and that process has gone through a formal vote to be postponed. Until this evening, none of us were aware that this was the idea. The application was to go for a hearing tonight. I spent four days writing a report, going over every detail. That would not have occurred if the plan was just for fun to postpone this to another month. I've put my phone number and my email address on that white board in the back. I will make time for every single one of you if you'd like to call and hear what in the newspaper articles is accurate and what is false. I've not been made aware of any thought of going through the South Center entrance to the Waterworks property in order to get to this complex. That was an error made in the JI. I understand that this is important. It's important to me, too; it's important to all of us. I think a lot of people can be supportive of the sports complex and also in support of open space. Maybe you're not in support of the sports complex, maybe you would like the open space to be developed. There are so many different opinions that we can all have. But I do encourage you to call my office sometime this week or between now and the next meeting. Ask away. Come look at our files. Ask for copies of all of the reports that have been given to us, the revisions, the course of action. There is now what is called the Airport Interchange Overlay Zone in that area. Years ago an applicant actually designated that through an approval process to be considered an Airport Interchange Overlay Zone for that property. Whatever development is proposed in that particular zone, the process is a formal application for what's called a General Plan of Development. No decisions have been made in the office because the decision happens with this commission. This is the proper procedure. When the public hearing is opened, the review begins. All of you are given an opportunity to be heard, and then the commission deliberates. If that General Plan of Development is approved, then the applicant is asked to come back at a later time when it's convenient for them, to request a site plan approval. The General Plan of Development is more conceptual in nature, so it's a 'Big Picture' thinking, thinking about the use that's proposed, looking at past activities, that sort of thing. The second round, which is the site plan approval, is the second required application. That's when those detailed plans come in, even more detailed than what you may have seen if you've come into our office to take a look. I just wanted to clear up that process. I know this is a lot of information. The package is very large and the process is not familiar to everyone. Please call our office and ask any questions you like. It may take a while, but I do promise I will make time for anyone who calls." Chairman Gannuscio: "Thank you for your professionalism."

27:45

Mr. Bracken: "There were questions pertaining to not only the Waterworks property but about the sports complex itself. There were comments made that the developer was supposedly going to allow the schools to use his fields. I don't know if that's

true or not, but to one degree it's a good idea, but I have a question. What do we do with the fields that we have? Do we let them grow over? What about the employees that take care of them? Do we lay them off? We've spent a lot of money on those fields already. They have a lot of in-ground sprinkler systems. If our students from the schools and our baseball leagues are going to start using their facilities, what do we do with our parks department that works out of the town highway department? I know a lot of people expressed concerns about nighttime games occurring at the sports facility and about lights that might illuminate the fields....For someone who lives alongside where that sports facility would be, the lighting....Chairman Gannuscio: "At this point I'm going to cut you off because at this point we don't have a plan, we don't have testimony regarding lighting. You've had your opportunity twice to give input. Everything is going to be decided either on September 10 or at a subsequent meeting after there's been a public hearing where there's been a presentation by professionals and engineers and the public has had a chance to weigh in on an application that's actually sitting here in front of us after it's been revised." Mr. Bracken: "Shouldn't that have been done before? Shouldn't the town residents have had that opportunity to speak up before all of this got forward?" Chairman Gannuscio: "How are we to take into account something that occurs outside of a meeting held by this commission?" Mr. Bracken: "If a promoter wants to come in and he wants to build something like that don't you think that he would have presented a project like that to the town, say hey listen, this is what I want to do, what is the town residents' feelings about this. Will they back it?" Chairman Gannuscio: "It's not what we do. Our decision is based on documentation, on plans that are drafted by engineers, architects, and different consultants..." Mr. Bracken: "So you're basically saying anybody can build whatever they want in town and present it to you and that's it?" Chairman Gannuscio: "They have the right to make an application to do what they would like."

31:45

Laurie ????, ?? Merrigan Lane, asked about the Airport Interchange Overlay Zone. (Most of Laurie's input was unintelligible due to her location in the middle of the room.) Chairman Gannuscio explained what the AIOZ is. "It's a part of town that was designated 10 or 15 years ago to allow graduated mixed use in the properties that abut interchanges along Route 20. Old County Road and portions of Route 75 are also included in this zone. This has nothing to do with the airport itself; it's just the title that was given to this specific part of town." Chairman Gannuscio went on to say that this was an application that was submitted which the commission was bound to consider. "Just because something is submitted doesn't mean that it's accepted without changes or withdrawals or conditions. Most approvals usually come with some kind of conditions attached, so it's not to say that it would have just been automatically rubber stamped approved. If we don't consider an application and x amount of time passes without this board considering it, it gets approved as if we had. We are bound by statute to consider something when it comes in regardless if it has something that may or may not be agreeable to this board and members of the public. We are bound to consider it and to issue a ruling or else it's basically considered approved by default if we don't do something within the statutory period of time." He reiterated that this public hearing was NOT opened this evening.

37:09

First Selectman Chris Kervick, 100 Paul Drive, spoke next. "I wanted to clarify what gets us to this point. I'm very confused by allegations on one side that all these things are taking place behind closed doors without any public input. On the other hand, you were saying this should never have gotten to this point, someone should have shut this down before it even started. But who? Who would have the authority to do that? I don't have the authority to do that. This board doesn't have the authority to do that. What I'm saying is you can't have it both ways. You can't say that I should have stepped in and said, 'No way, no how, you can't do this,' and at the same time saying Kervick is making back room deals and making decisions he doesn't have the authority to make. So which is it? The fact of the matter is, this gentleman has a plan for a development. We've discussed it, and we've discussed potential steps that would be needed for approval, and in the ideal world in order to get the configuration that works for him, it would involve using some of the Waterworks property. I can't say at that point, 'You cannot do that.' It's not within my authority. I would be doing a back room deal if I said that, as a matter of fact. It's not within my authority. It is within my right to say, 'I think that's a very tall order. I'm not sure you're going to be able to get that done. I'm not sure legally you can even accomplish that.' And all those things I've said. I also said, 'If you think you have a shot of accomplishing it I would suggest it be coupled with some very strong inducements to offset the loss,' and I tried to explain that you'll find a very passionate citizenship about this issue because people fought, me among them, very hard to secure this property for perpetuity. But I can't say, 'Don't file the application,' and I didn't. I also want to make sure it's clear....talking about trashing the JI reporter. Let me just tell you what happened. Mr. Branciforte is a very good reporter, he's a very conscientious man, but I woke up Saturday morning to read a headline to say that there's a town meeting tonight to vote on the issue of transferring the Waterworks property to this developer. I almost passed out. There isn't a town meeting tonight, and the transfer of this property hasn't even been requested at this point. It was a concept discussed in a series of meetings, so I was concerned that people were being misled to think that they were going to come here tonight because there was this vital vote on this very important issue. So I made it clear that that was an error and that was not the purpose of tonight's meeting. As it turns out, the developer on his own has decided to make some tweaks to avoid that ultimate issue. On one hand we should be happy that those who are here could speak against it that they got what they wanted. It seems as if a change is being made, so the process worked. And about the concept of these back room deals, it is within my authority to sit down with developers, especially developers who are seeking incentives from the town of Windsor Locks to discuss those. It doesn't mean that I can agree to those, but I can discuss those, and I can decide whether I personally support those or not. That is part of my job, and we've done those things, but to suggest that that translates into back room deal making....why would you say that we would try to hide something when signs were posted on this parcel, not the Thrall parcel, but the Waterworks parcel, saying that there's some involvement of the Waterworks parcel in this general plan of development. We're certainly not trying to hide anything when we post signs to that effect. I just wish you could dispel that notion. I'm working as hard as I can on

behalf of the town of Windsor Locks trying to get development in this town that makes sense for our citizens that brings us jobs and increases our tax base. But there's a process for everything. The process is working. Tonight's a perfect example. So if you think there's a back room deal, come up and talk to me."

42:10

Mr. Bracken: "Did you say to the press that the town supported this by spending millions?" Mr. Kervick: "No. The press conference was a very important press conference to have because the plan had been filed three days before. And once a plan is filed, I don't want to be accused of engaging in back room deals. It's a public event at that point. And it was incumbent upon the town of Windsor Locks to comment on that, and in my case, to comment in a very enthusiastic manner because if this thing does go through, I think it's a great project for the town. But I also was very careful in that press conference to say that this is by no means a done deal, there's a lot of financial negotiation that would still take place and there's also a lot of background due diligence on this particular developer to make sure that this is someone that we want to continue to deal with. That was recorded in the paper. The process worked. I said all that, and we had the press conference because we should have had the press conference. It's an exciting thing when a development of this magnitude is planned. So I have no regrets about how I carried it out. To the contrary, what your allegations are, I did everything in my power to be as public about the process as possible. I would do it again exactly the way I did it."

43:50

Kathleen ??? (lives right across the street from Waterworks). She helped Steve Wawruck save this property. It was the largest referendum vote in the history of Windsor Locks. As soon as she saw this sign she made one phone call to the DEEP who informed her that not one stitch of it can be touched, it's 100% preserved for life. It's bought and paid for by the people of Windsor Locks and the DEEP. All 220 acres is preserved for life. She is behind the sports complex, just not at that location. There are extinct species (white oak, box turtle), and lots of wildlife there. Unidentified woman: "I think it's already been stated that they don't want to use that property, it's out of the plan right now, so why are we still talking about this property?" Unidentified woman: "How can we be sure when these guys come back in September that they're not going to bring up the Waterworks again? They're dropping it tonight, but will it reoccur?" Chairman Gannuscio: "There will be a new set of plans that will be drawn up. They will be available in the Building Office." Ms. Rodriguez: "Anybody can come in and look anytime." Chairman Gannuscio: "We usually hope to see these plans two weeks before the meeting but it may be closer to the meeting date because of the Labor Day holiday but these plans are available for review in the Building Office in the far wing of the building."

Ms. Cooper remarked that she is so happy to see a lot of people here. "There's nothing I like more than seeing townspeople being involved. So please come to the next meeting, you'll know what's going on and you'll see it."

49:54

Unidentified woman (inaudible question). Chairman Gannuscio: "The meeting agenda was posted in the Town Clerk's office on Friday as required by Freedom of Information requirements." The woman remarked that she did not see the agenda on the town website. The recording secretary responded that the agenda was posted on the town website early Monday afternoon. Mr. Bracken: "That's illegal." Ms. Seymour: "What's illegal?" Mr. Bracken: "It's got to be posted 24 hours prior to the meeting." Ms. Seymour: "No, that's at Town Hall." Mr. Bracken: "I know that it does." Chairman Gannuscio: "Mr. Bracken, please leave here now. You are interfering with other people's rights to..." Mr. Bracken: "She asked me a question." Ms. Seymour: "No, I did not ask you a question." Mr. Bracken, as he was leaving: "Ok, I'll do an FOI on what she just asked me then, how's that? Ma'am, can I have your name?" Ms. Seymour: "Debbie Seymour, Recording Secretary." Mr. Bracken: "I'll do an FOI on you." Ms. Seymour: "Debbie Seymour. Go right ahead."

51:15

Unidentified woman: "They're going to come in with a new GPD plan?" Chairman Gannuscio: "Right. At this point when you have something that's proposed for this Airport Interchange Zone, it starts off with a preliminary or general plan of development which shows a general concept of what is being proposed. At this point we'll have staff comments and engineering comments. Two years or so ago, on this same parcel, there was a proposal by the Simon Group for an outlet mall, and it would have been the same. The public hearing that was supposed to take place tonight will be held next month. To review what Mr. Bracken said about this being illegal, the meeting agenda was posted more than 24 hours before this meeting was called to order, and was posted as the statutes require in the Town Clerk's office in addition to legal notices being published in the *Journal Inquirer*." Unidentified woman: "There's no central location anywhere unless you come to the Town Hall, which I can't do, where it tells you where the meeting is, the time of the meeting, and the agenda of the meeting. You have to search that website until you're ready to pull your hair out." Doug Glazier commented that he printed the agenda off the website and described how to get to the Planning and Zoning section. (At the top of the town website, in the dark blue bar, hold the cursor on DEPARTMENTS. When the drop down menu appears, move the cursor to BUILDING AND LAND USE [third entry], and then move your cursor straight across to the right and down to the last entry, PLANNING AND ZONING, and then click on that. Scroll down to see/open up List of Members, Meeting Dates, Agendas, and Minutes for the Planning and Zoning Commission.)

54:05

Mr. Russo: "He has brought this to ????? attention over and over and over. ...requirement that the minutes be posted in the town clerk's office. As the woman in the back said, you can't always get to the town clerk's office every day by 4:00. ????? also says that the town shall make use of the internet if they have it available. Over and over this has been a problem with the public getting to these meetings because over and over someone will walk in and say well under the law I???? town

clerk's office ????? posted so you can have no complaint. The first selectman's office and the other selectmen need to make it a point to keep us better informed as the residents of this town. The first selectman Kervick and the Planning and Zoning board are being driven right now by the DOT, Department of Economic Community Development, CRCOG, and CAA. Everything in this town is being driven by those state organizations. This town will have every bare inch of land developed under Kervick's administration. There's nothing to stop from preventing this town from becoming the next big city. Development is happening every day and I don't think everybody here wants this town to be totally developed."

B. Receive New Applications (none)

C. Informal Discussions (none)

D. Action Items (none)

A five minute break was called by Chairman Gannuscio. At 8:23 the meeting was called back into session.

OTHER

Ms. Rodriguez stated that Taco Bell is working on a façade improvement and minor site changes. They asked if staff could review these changes. She mentioned that many properties in town are doing exterior restorations and upgrades. The changes seem to be to request a change in the drive-thru queueing area to reduce it to a certain extent and some curbing changes on the north side of the building. She said she was comfortable reviewing the changes. A concept plan was shared with commission members. Mr. Steele stated that he does not know if there are any drainage issues but this is an existing development site and they're just shuffling things around, so there is not likely any issue with drainage. It may be possible to get the applicant to regrade the site, which would make the drainage work better. They haven't prepared a site plan yet, just a concept plan, but a full site plan will be required as they review this. He explained that right now the drive-thru loops around the building so if you want to get into the building you have to walk across the drive-thru lane. The new plan loops the drive-thru lane out into the main drive aisle. The down side is when you get more than eight cars in the drive-thru lane, they could block cars trying to back out that are parked there, so it's a logistical circulation issue. A suggestion to mitigate that is to reserve some of those spaces most likely to be blocked for employees. Mr. Steele added that this is not an expansion but just a reconfiguration, and they will make sure it is safe and appropriate and will suggest drainage improvements. Commission members were in agreement that staff should review this.

Mr. Szepanski suggested that in the future public input be limited to two to five minutes per person, with the chance to speak one time.

IX. Communications and Bills

Chairman Gannuscio has a bill pending in the amount of \$1,372.50 for legal expenses (Pool Table Magic) incurred up to today and would like approval for that expenditure out of the legal line item of their budget.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission approves payment of \$1,372.50 for legal expenses to come out of the legal line item of the commission's budget.

X. Adjournment

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission adjourns the August 13, 2018 meeting at 8:37 pm.

Respectfully submitted,

*Debbie Seymour
Recording Secretary*