

PLANNING AND ZONING COMMISSION
November 14, 2016 Meeting Minutes

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

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Luis Valdez, and Cindy Cooper (Alternate)

Commission Members Absent: Jim Szepanski, Alexa Brengi, and Kayleigh Royston (Alternate)

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

I. Call to Order

Chairman Gannuscio called the meeting to order at 7:06 pm.

II. Roll Call

Commission roll call was taken. Cindy Cooper was seated for Alexa Brengi.

III. Approval of Minutes from the September 12, 2016 Regular Meeting and September 21, 2016 Special Meeting and October 11, 2016 Regular Meeting

Chairman Gannuscio stated that in an email dated November 12, 2016, Mr. Szepanski commented that he finds all of these minutes to be acceptable as written.

It was **MOVED** (Gannuscio) and **SECONDED** (Valdez) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the minutes of the September 12, 2016 regular meeting as published. (*SEE AMENDED MOTION AT END OF MEETING.*)

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the minutes of the September 21, 2016 special meeting as published.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 2-0; Gannuscio and Valdez Abstaining) that the Planning and Zoning Commission approves the minutes of the October 11, 2016 regular meeting as published.

IV. Public Hearings

Chairman Gannuscio read the rules for conducting a public hearing.

The Recording Secretary read the legal notice that was published in the *Journal Inquirer* on November 2, 2016 and November 9, 2016.

A. Special use permit to install 24-foot light poles at the following Laz Fly properties: 18 and 22 Ella Grasso Turnpike, 50 and 53 Ella Grasso Turnpike, and 110 Ella Grasso Turnpike

Richard Meehan from Meehan & Goodin Engineers-Surveyors, 387 North Street, Manchester, addressed the commission. Mr. Meehan apologized for not posting the signs last month and went on to explain why a higher pole base makes sense for these properties. The security cameras mounted on top of the poles are for safety and security purposes--to watch the customers coming in for self-parking and also to keep an eye on their own employees. Industry studies have shown that a pole of that height works better for this particular use, which is valet parking. Mr. Meehan stated that Kevin Morrissey, Project Manager, is available for questions from the commission about how the work is going. Mr. Meehan said with the help of the Town Attorney and Town Planner they were able to fashion an amendment that they feel works for the Town as well as Laz Fly as the applicant.

Dana Steele, Town Engineer, stated that he reviewed the Town Planner's report from last month and thought it thoroughly addressed the issues.

Jennifer Rodriguez, Town Planner, briefly discussed her revised report dated October 11, 2016.

Chairman Gannuscio commented that this boils down to the interpretation in Section 705F.4.b.vi and whether these are the unique circumstances that should exist for a taller light pole to be approved in a business zone. We've got a secured parking area located in Business 1, and the question is whether the unique circumstances exist, this being the first application that has been submitted under this new text. These rise to unique circumstances because of the nature of what you're trying to provide, which is lighting and security in an area that has been subject to criminal activities over the years. Chairman Gannuscio stated, "In my opinion, this does rise to a unique set of circumstances." Mr. Zimnoch agreed that this is a unique situation. There are no negatively impacted properties by this, and he sees no problem with approving these higher poles. Mr. Valdez also agreed that the facts and circumstances do warrant this situation. Ms. Cooper agreed and stated that the safety concerns are paramount and there are no residential areas impacted.

At this time Chairman Gannuscio opened up the public hearing for comments from the public in favor of this application. There were none. The floor was then opened up for comments in opposition. There were none.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission closes the public hearing on the special use permit to install 24-foot light poles at the following Laz Fly properties: 18 and 22 Ella Grasso Turnpike, 50 and 53 Ella Grasso Turnpike, and 110 Ella Grasso Turnpike.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the special use permit to install 24-foot light poles at the following Laz Fly properties: 18 and 22 Ella Grasso Turnpike, 50 and 53 Ella Grasso Turnpike, and 110 Ella Grasso Turnpike.

B. Amended special use permit to allow higher light poles under new regulation for Carite of Connecticut at 501 North Street

Kevin Johnson, Consulting Engineer from Close, Jensen and Miller, addressed the commission. He introduced representatives from Walter McIlveen Associates, lighting designers Paul Perry and Adrian McIlveen. Mr. Johnson stated that since the new regulations were adopted by the commission, the applicant has applied for another site amendment to increase pole heights from 17 feet to 21 feet. Mr. Perry discussed the technical aspects of the lighting. He explained that on the back of the site the light poles were raised to the 21-foot height for security reasons and so the trucks could drive underneath the overhead wire. This plan has already been approved except for the mounting height. He does not see any negative impact on the site for raising the poles. The light trespass is not above the .5 footcandles at the end of the property lines.

Dana Steele, Town Engineer, discussed his email to Jennifer Rodriguez, Town Planner, dated November 9, 2016. All of his previous concerns have been addressed, with one exception. The sewer lateral should note that cleanouts are required every 100 feet. The following should also be added to the lighting plan: (1) clarification of the light pole details, (2) a legend clarifying the specifications of the light fixture types, and (3) a data table noting the maximum, minimum footcandle and the uniformity ratio. Mr. Steele noted that they have added heights next to each of the poles, so the ones in the front are all 17 feet high (a 14-foot pole on a 3-foot base). All of the poles that are closer to North Street are 17 feet and the ones further back are 21 feet high. Mr. Perry clarified that the poles need to be 18 feet for trucks to drive underneath the wire. Mr. Steele pointed out that there are now cutsheets that correspond to this legend with designated types of fixtures. Mr. Steele noted the external lighting shining up on a sign on the side of the building. Ms. Rodriguez stated the signs have been approved. The data table is in the upper right corner, showing a maximum of 17.1 footcandles. Mr. Steele concluded that all of his comments have been addressed.

Ms. Rodriguez commented that the field cards of the properties across the street appeared residential, but it's a conversion. It's not a residential zone but they are still residential uses. She said it's probably a good thing that the light poles that are closer to the road are not quite as high. Mr. Steele added that higher light poles will be good for light distribution, with the down side being impacts to other properties, but if the commission is comfortable with the 17-foot one close to the street, then the rest seems to make sense.

Chairman Gannuscio stated that the regulation requires in its definition:

A parking area secured. This is a space for the parking of motor vehicles, which is what is occurring here.

Characterized by restricted and monitored public access. There is a gate, so it is restricted and monitored.

No gasoline or motor vehicle accessories are sold on the site. The cars are parked there, and there are no accessories or gasoline being sold here.

Uniqueness. Is there uniqueness with this in terms of circumstances that allow for a taller light pole? The circumstances here are you have vehicles that are newer than with LAZ that are subject to criminal activity.

Chairman Gannuscio commented that the uniqueness and the requirement of a secured area fits within the definition here. Mr. Zimnoch stated that he agreed and that there is no impact on adjacent residential properties. Chairman Gannuscio stated these are all state of the art full cutoff fixtures and shows that an effort has been made to be compliant. Mr. Steele added that part of the uniqueness is also the neighborhood that it's in. Chairman Gannuscio noted that these fixtures and poles are tailored to mitigate any potential effect on owners of actual residences and shows an effort to work within the regulation and to minimize impact. Mr. Valdez remarked that the word unique can't be construed too tightly because every circumstance is different, and he feels the applicant has taken a tailored approach to get at what the ultimate goal is, minimizing consequences.

At this time Chairman Gannuscio opened up the public hearing for comments from the public in favor of this application. There were none. The floor was then opened up for comments in opposition. There were none.

Mr. Steele added that Ms. Rodriguez pointed out that this site is also unique because it has an undulating landscape berm which will block some of the light.

It was **MOVED** (Gannuscio) and **SECONDED** (Valdez) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission closes the public hearing on the amended special use permit to allow higher light poles under new regulation for Carite of Connecticut at 501 North Street.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the amended special use permit to allow higher light poles under new regulation for Carite of Connecticut at 501 North Street, noting that the uniqueness and the requirement of a secured area fits within the definition of this new regulation.

C. Site plan review for 60' x 150' industrial rental garage bays for Rollies Garage at 4 Lawnacre Road

Ms. Rodriguez stated that the Inland Wetlands Commission is still waiting for more information.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission continues the public hearing on the site plan review for 60' x 150' industrial rental garage bays for Rollies Garage at 4 Lawnacre Road to December 12, 2016.

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

John Barberino, 6 West Street, mentioned to the commission that the rotating beacon from Bradley Airport shines directly on his new building at 501 North Street.

B. Receive New Applications (none)

C. Informal Discussions (none)

D. Action Items (none)

IX. Communications and Bills (none)

OTHER

Mr. Steele informed the commission that he has plans that need to be signed. He and Ms. Rodriguez have a pre-construction meeting with the Atkins Group tomorrow. They are getting ready to start the industrial building on Old County Road next to the Ford warehouse. The mylars have been submitted and the bonds are in place.

Ms. Rodriguez mentioned that Griffin Dewatering is looking to go into 50 Lawnacre Road.

*Mr. Steele pointed out that he has two minor changes to the September 12, 2016 minutes. The page number referred to is the page number of the legal document which is filed in the Town Clerk's Office. These are the changes: (1) on page 7 under Section IV (A), third full paragraph, third line, it should read, "Mr. Steele mentioned one thing that **could** be included in his list of conditions..." (2) on page 7 under Section VII (A)(i), all references to Kenny Savin should be Kenny **Sabin**.*

It was MOVED (Gannuscio) and SECONDED (Zimnoch) and PASSED (Unanimous, 4-0) that the Planning and Zoning Commission approves the minutes of the September 12, 2016 regular meeting, as amended.

X. Adjournment

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission adjourns the November 14, 2016 meeting at 8:10 pm.

Respectfully submitted,

*Debbie Seymour
Recording Secretary*