

PLANNING AND ZONING COMMISSION
May 11, 2015 Meeting Minutes

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

Commission Members Present: Vincent Zimnoch, Alan Gannuscio, Jim Szepanski, Alexa Brengi, Mike Forschino, and Cindy Cooper (Alternate)

Commission Members Absent: Pat Sayers (Alternate)

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

I. Call to Order

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

II. Roll Call

Commission roll call was taken.

III. Approval of Minutes from the April 13, 2015 Regular Meeting

Mr. Forschino asked that the minutes be changed in Section VIII-B-ii, in the motion, from “Forschino absent for vote” to “Forschino was temporarily excused, and the vote took place while he was excused.”).

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0; Brengi Abstaining) that the Planning and Zoning Commission approves the April 13, 2015 minutes *as revised*.

IV. Public Hearings (none)

V. Reviews

i. Revised site plan review, Vernon Auto Sales, 12 Ella Grasso Turnpike

Chairman Zimnoch stated that the applicant has withdrawn his application.

ii. Site plan review, C&S Wholesale Grocers, 500 North Street

Mark Davies, Civil Engineer for Design Group Facility Solutions, Concord, New Hampshire; Garret Lewis of Design Group Facility Solutions; and two others (one man and one woman) from their Keene Headquarters Office addressed the commission. Mr. Davies stated that the commission should have received an updated 11 x 17 set, a revised cover sheet, and a new area map. They tried to put everything on a 24 x 36 and tried to explain things a little more and address comments about the elevated water table and what was landscaping. There was an issue with the cross connection, and Mr. Davies asked Mr. Steele where that

was located. Mr. Steele pointed out the location on the map. Mr. Davies commented that there had been some concerns about the photometrics. He contacted his electrical engineer regarding this. The wall packs are higher than 14 feet because the trucks are almost that high. Each light is placed between the trucks, and if there are a lot of trucks backed in with their trailers, it becomes very dark, which is the reason they have as many lights as they do. They have to have a safe area in which to work. It is a safety issue for people working in between the trucks and also people who are backing up. Mr. Gannuscio pointed out that this is something unique. Mr. Davies noted that the photometric plan has been updated.

Mr. Steele discussed his report dated May 11, 2015. He noted one conflict regarding catch basin #1 which is a simple matter of moving either the catch basin or the water main. (The applicant responded that they would move the catch basin.) Mr. Steele's report contains four suggested conditions of approval.

Ms. Rodriguez discussed her report dated May 7, 2015.

Chairman Zimnoch asked about the queueing of trucks. Mr. Lewis responded that the last police report they have is from October 2014 for traffic on the road. Since then, to his knowledge, they have not had any actual police reports. Now, when it gets busy, they drive the inbound trailers deep into the facility for parking, and then they take their tickets and put them into a designated parking position. They tell the third party suppliers that they are only allowed to inbound four hours beforehand so they are not coming six to eight hours beforehand and parking on the road. They send them brochures with information on where they can park and ride in the area so there is no sleeping on the road. They have additional security staff to help them inbound. Mr. Gannuscio asked Ms. Rodriguez if any of the comments or complaints she has received were after the ticket in October 2014. She responded no, but during the winter the director of Public Works commented that there were trucks waiting on the road while they were trying to plow. Mr. Lewis responded that the trucks are escorted in while an open position is found, then they are called on their cell phones and told to go to a particular door to check in and unload their product. They are waiting on any pad that is open, usually a third common carrier pad. If there is no room on site, they send them down the road to the nearest truck stop. In other words, everything is operational based.

Mr. Forschino had a question about the lighting and if this was the original height of the wall packs when they first opened up. Mr. Davies responded that this was built in 1974 or 1975 and did not have wall packs per se, but in an attempt to make this better they added lights and changed doors around for safety and efficiency. Mr. Steele cautioned the commission about setting a precedent for allowing higher heights simply on buildings, as there may be situations where you want to restrict the height. Mr. Gannuscio stated that he believes there is a legitimate reason for allowing these wall packs where they are. He commented

that a note should be added, while signing off on this, that given the special circumstances of the trucks, safety concerns, and the special circumstances of this use, the commission is allowing it in this particular case. Chairman Zimnoch added, "The wall packs are allowed to be higher on the building to accommodate the height of the trucks."

For the record, Ms. Rodriguez said she notified the Town of Suffield, and there was no comment from them. Mr. Gannuscio added that the Fire and Police Chiefs have signed off on this application.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission approves the site plan application of C&S Wholesale Grocers, 500 North Street, with the approved conditions listed in the Town Engineer's report dated May 11, 2015, and also approves the lighting, given the limited circumstances of this application for safety and work purposes.

Mr. Gannuscio started a discussion regarding a concern that the commission has. He stated that King Spring Road used to run all the way through the applicant's property. The town abandoned the right of way, and as a result, now there is land-locked industrial land next door to the applicant's property. The town has been trying for almost 50 years to find a way to access that undeveloped land. Chairman Zimnoch added that it was zoned industrial with no industrial access. Mr. Gannuscio said there was a town meeting in the seventies that gave away the use of King Spring Road. He would like to open a dialogue with the landowner and asked Mr. Davies if he would be able to make a phone call to facilitate that. The (unidentified) woman stated that she has a copy of the current owner's survey of the property. Mr. Gannuscio suggested that the owner contact the First Selectman, Steve Wawruck, to start a discussion.

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 (none)

D. Action Items (none)

IX. Communications and Bills (none)

OTHER

Mr. Gannuscio commented that it seems a lot of hotels have found ways to get around the limited valet parking, well beyond what was approved for valet parking. The vehicles are being parked at the hotels, and Laz is making stops at the hotels.

X. Adjournment

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission adjourns the May 11, 2015 meeting at 7:56 pm.

Respectfully submitted,

*Debbie Seymour
Recording Secretary*