

**PLANNING COMMISSION MINUTES
NOVEMBER 25, 2014
REGULAR MEETING**

I. CALL TO ORDER

Chairman Ferg Jansen called the meeting to order at 7:03 p.m. in the Main Meeting Room of the Simsbury Town Offices and thanked SCTV for filming. The following members were also present: Alan Needham, William Rice, and Mark Drake. Also in attendance were Rachel Blatt, Assistant Town Planner, Janis Prifti, Commission Clerk, and other interested parties.

II. SEATING OF ALTERNATES AS NECESSARY

A quorum was present and no alternates were seated.

III. PUBLIC HEARING(s)

- a. Application #14-03 of Landworks Development LLC, Agent; Ensign-Bickford Realty Corporation, Owner, requesting re-subdivision of the property located at 225 Powder Forest Drive (Assessor's Map F14, Block 103, Lot 005-5) to create 2 lots. Zone PAD (*received 11/25/2014; public hearing must conclude by 12/30/2014*)

Application #14-03 was read into the record.

Daniel Kleinman, Attorney, represented the Applicant and introduced Chris Nelson of Landworks and Andy DeFada, President of Ensign-Bickford Realty. The Applicant's Attorney recalled Landworks previous excellent project at Mill Pond Crossing and Millwright Restaurant and indicated they would bring the same commitment to Application #14-03. A summary was provided to the Commissioners of the proposed re-subdivision and their attorney requested the Public Hearing remain open because they currently have an application before the Conservation/Wetlands Commission for their 12/02/2014 meeting and that approval must be obtained before the Planning Commission can vote on Application #14-03.

The Landworks representative provided the Commissioners with a map of the proposed re-subdivision and indicated the darker line would be moved over and formally recorded. The land has been taxed as two separate parcels with a section for apartments/rentals and a section for condos and this would split those for purposes of handling them independently for financing, etc. He noted the Master Plan approved several months ago has changed very little; Wetlands will review the full site plan because of proposed activity in the Upland Review Area and also to review storm drainage treatment. They are currently before Zoning with a site plan application.

45 Regarding the change to the number of units, the Landworks representative recalled the original
46 request was for 272 total units in the Master Plan. Following requests to add more affordable
47 rental units, they incorporated smaller loft units into building rafter architecture for a partial 3rd
48 floor which decreased the number of 2-bedroom units and increased the loft/studio units to about
49 260 units. The Landworks representative explained the building footprints remain the same
50 although building height may have been increased a few feet, parking is about the same since they
51 originally provided for excess parking, and a few less children would enter the school system. He
52 noted Zoning still has to approve the proposed changes and site plan; rental costs would likely be
53 \$1300-\$1400 for 750-800 sq. ft.; the size of other units range from 1000 to 1200 sq. ft. and the
54 15-acre parcel would house condos. It was confirmed that Carson Way is currently under
55 construction with a model and 7 sales.

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57 Regarding the Applicant's request to not close the Public Hearing, Town Staff noted that another
58 Public Hearing has been scheduled by the Conservation/Wetlands Commission for 7:30 p.m. on
59 12/02/2014; and all new applications, including this one, would currently be heard by
60 Conservation in a Special Meeting on 12/09/2014 at Eno Memorial Hall. However, the Planning
61 Commission also meets on 12/09/2014; Zoning meets 12/15/2014. Town Staff clarified final
62 action could be taken by the Planning Commission by 12/30/2014 when the Public Hearing is
63 closed with an additional 65-day extension allowed, but the Landworks representative indicated
64 the changes are minimal to clean up the details and delaying the decision would have a major
65 impact on their moving forward. The option of moving up the Planning Commission meeting
66 scheduled for 12/23/2014 was discussed; Town Staff will look into moving the Planning
67 Commission to a Special Meeting on Wednesday, 12/10/2014 for this application; it was noted
68 currently there is another publicly noticed application pending for this Commission for the Regular
69 Meeting on 12/09/2014. Town Staff reviewed this hearing could be closed while awaiting the
70 report from Conservation and the Application would continue on the Agenda under Discussion
71 and Possible Action, but continuing the hearing requires stating where/when the hearing would be
72 held on the record.

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74 *Chairman Jansen opened the public hearing and read Application #14-03 into the record.*

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76 *Commissioner Drake made a motion to close the Public Hearing on this Application.*

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78 *Commissioner Rice seconded the motion, and it was passed unanimously.*

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81 **IV. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS**

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83 a. Proposed Meeting Schedule for 2015

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85 *Commissioner Needham made a motion to approve the proposed calendar for 2015 meeting dates.*

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87 *Commissioner Drake seconded the motion, and it was approved unanimously.*

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SUBJECT TO VOTE OF APPROVAL

89 Regarding Commissioners notifying meeting attendance, it was commented that at the bottom of
90 notices, members are asked to notify Town Staff.

91
92 Town Staff noted a change to the Minutes that they would be, "Subject to Vote of Approval" with
93 the Commission voting at the next meeting to provide a more consistent approach. It was
94 clarified that a quorum present at the meeting could vote on minutes; Town Staff will forward a
95 copy of JoAnn Martin's memo to the Commissioners for discussion at the next meeting.

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97 Regarding CCROG meetings, Chairman Jansen read their request to update the regional member
98 list with appointments made in December for 2015 and also requesting appointment of an
99 alternate. Commissioner Rice explained that he clarified with the CCROG Chair there was no
100 objection to this Commission's staggered participation at CCROG meetings. He noted that
101 CCROG completed the Capitol Region POCD which is good for 10 years (the Town POCD comes
102 up in 2017) and a hardcopy will be circulated among the members with a digital copy available
103 online and a link provided.

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105

106 **V. APPROVAL OF MINUTES of October 28, 2014 and November 8, 2014**

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108 **October 28, 2014:**

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110 On Line 10, the name of "William Rice" is added to the attendee list.

111

112 *Commissioner Rice made a motion to approve the October 28, 2014 minutes, as amended.*

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114 *Chairman Jansen seconded the motion, and it was passed unanimously.*

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116 The Commissioners expressed interest in hearing follow up regarding the Pinnacle Mountain
117 discussion.

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119 **November 8, 2014 Minutes:**

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121 The November 8, 2014 minutes will be on the next meeting Agenda and a copy included in
122 the package.

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125 **VI. ADJOURNMENT**

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127 *Commissioner Drake made a motion to adjourn the meeting at 7:45 p.m.*

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129 *Commissioner Needham seconded the motion, and it was passed unanimously.*

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SUBJECT TO VOTE OF APPROVAL

133 _____
134 Mark Drake, Secretary