

From: Lois Laczko October 19, 2011 10:59:26 AM
Subject: Zoning Commission Minutes 10/03/2011 ADOPTED
To: SimsburyCT_ZoningMin
Cc:

ZONING COMMISSION - MINUTES - 10/03/11 - ADOPTED

ZONING COMMISSION
REGULAR MEETING
OCTOBER 3, 2011

I. CALL TO ORDER

James Gallagher, Chairman, called the regular meeting for the Zoning Board to order at 7:00PM on Monday, October 3, 2011 in the Main Meeting Room of the Simsbury Town Offices. The following members and alternates were present: Edward Pabich, Robert Pomeroy, Jr., Madeleine Gilkey, Bruce Elliot and David Ryan. Others in attendance included Hiram Peck, Director of Planning, Leslie Faraci, Clerk and other interested parties.

II. APPOINTMENT OF ALTERNATES

Commissioner Gallagher appointed Commissioner Gilkey as the alternate for Commissioner Vaughn and appointed Commissioner Ryan as the alternate for Commissioner Salls.

III. APPROVAL OF MINUTES - September 19, 2011 Regular Meeting

Commissioner Pomeroy moved to approve the minutes of September 19, 2011 with a change presented by Commissioner Pabich. The motion was seconded by Commissioner Pabich and passed unanimously.

IV. CONSENT AGENDA - APPROVAL OF THE FOLLOWING ITEM(s):

- A. Powder Forest Homes, Bushy Hill Road; revisions to approved plan. Combination of 2 duplex units into two (2) single units.
- B. Eagle Scout construction of storage shed behind boathouse at 36 Drake Hill Road.

After some discussion between Mr. Peck and the Commissioner members, Commissioner Pabich moved that the items listed above on the Consent Agenda as (A) and (B), be moved to the regular Agenda and presented as the next items. The motion was seconded by Commissioner Elliot and passed unanimously.

POWDER FOREST HOMES - Andy Difatta, President of Powder Forest Homes, LLC, addressed the Commission about the possibility of putting a single unit dwelling in place of the previously approved duplex unit. Mr. Difatta said they are not sure they will do it, but they would like the flexibility in case there is interest from potential residents. Mr. Difatta said it would most likely be a smaller footprint than that of the originally planned duplex. Commissioner Pomeroy asked Mr. Difatta if either of these lots is under contract, to which he answered, no, they are not. Commissioner Pomeroy then asked Mr. Difatta if the design would be in keeping with the other homes and Mr. Difatta confirmed that yes, this single home would conform to the design of the previously approved duplex.

EAGLE SCOUT - CONSTRUCTION OF STORAGE SHED - Nick Carabino, 89 Seminary Drive, Simsbury, presented the Commission with his plan to build a storage shed at 36 Drake Hill Road as his Eagle Scout project. Mr. Carabino told the Commission he had previously received approval from the Wetlands Commission, as well as having received approval from the Town to build the structure. Commissioner Pabich asked about his budget for this project and Mr. Carabino said it was \$3,500. Mr. Carabino went through some of the details of project with the Commission outlining materials that would be used and construction methods. Mr. Carabino told the Commission that the structure would be used for general storage. When asked about a start date, Mr. Carabino said he would like to install the sonotubes prior to ground freezing, hopefully by the end of October. Mr. Peck then told the Commission about the FEMA Flood Elevation in that area and how the structure, as presented by Mr. Carabino, will comply with FEMA's guidelines.

Commissioner Gilkey moved that the Commission move Agenda Items IV (A) & (B) up the Agenda in order to vote on at this time. The motion was seconded by Commissioner Ryan and passed unanimously.

Commissioner Elliot moved that the Commission approve of the Powder Forest Homes revisions to the approved plan. The motion was seconded by Commissioner Gilkey and passed unanimously.

Commissioner Gilkey moved to approve the Eagle Scout project, consisting of the construction of storage shed behind boathouse at 36 Drake Hill Road. The motion was seconded by Commissioner Pomeroy and passed unanimously.

V. PRESENTATION OF STREETScape IMPROVEMENTS IN FRONT OF APPOLO'S AT 765-789 HOPMEADOW STREET

Mr. Peck explained to the Commission that Rich Sawitzke, Town Engineer, has been involved in this streetscape improvement project with LADA, P.C.. Mr. Peck said that although Mr. Sawitzke was unable to come to the meeting

tonight, in his absence, he would give a brief overview of the project. Mr. Peck described the sidewalk in front of Apollo's and how the planting strip has been difficult and tight due to the fact that it is very narrow. Mr. Peck said that the sidewalk was made 1' wider (now to a total width of 4') and there will be a larger planting beds that will be able to accommodate some larger trees. They are currently discussing what types of trees might be most appropriate. The possibility of re-routing the sidewalk in front of the church property (just to the north of Apollo's on the other side of Plank Hill Road) on Hopmeadow Street was discussed by Mr. Peck due to the fact that there are large sycamore trees that should be taken into consideration, in order to allow tree roots to grow as needed. Mr. Peck said he thinks they can design around the sycamores as to not disturb the trees and also allow for the sidewalk at the same time. The parking design in front of Apollo's was discussed by Commissioner Gilkey and Mr. Peck.

VI. DISCUSSION OF PROPOSED REVISIONS TO THE ZONING REGULATIONS AND SETTING OF DATE FOR PUBLIC HEARING

Pursuant to the feedback provided by the Commission at previous meeting regarding the proposed revisions to the Zoning Regulations, Mr. Peck went through the revised wording/edits in preparation for a public hearing. The proposed revisions were discussed by the Commission and Mr. Peck. After discussion on each proposed revision, Mr. Peck said he would consult with the Town Attorney and get any of his comments back to the Commission, but in the meantime, would ask that the Commission move forward and set a date for public hearing on these changes.

Commissioner Elliot moved that the Commission set November 21, 2011 for a Public Hearing date in order to get public feedback on the proposed revisions (Items #1-19) being made to the Zoning Regulations. The motion was seconded by Commissioner Gilkey and passed unanimously.

VII. OTHER MATTERS

Mr. Peck addressed the Commission regarding the property located directly south of the new Dunkin Donuts property on Hopmeadow Street, which is owed by the Dunkin Donuts property Owner. Mr. Peck said the Owner has three (3) parties bidding to occupy that structure adjacent to the Dunkin Donuts. The problem is that the people working at Dunkin Donuts park and take up spaces in that adjacent property's parking lot, which would be problematic to any future occupant. In turn, the Owner would like to increase parking on the north side of the Dunkin Donuts structure, therefore freeing up all of the parking on the property to the south for any future tenant. While they would have a slight increase in pavement, Mr. Peck said it is not a significant amount. Mr. Peck said he also has had the Owner speak with the abutting Owner to the north of the Dunkin Donuts, Mr. Ritson, who requested

a fence be constructed on the north side of the Dunkin Donuts property in order to shield the increased amount headlights that will shine. Mr. Peck said that the Owner of the Dunkin Donuts property had no problem with building the fence requested by Mr. Ritson. Mr. Peck said the Owner of the Dunkin Donuts property is also entertaining the idea of either dimming their parking lights or reducing their height, as to not adversely affect the condos to the rear of the property. Mr. Peck said they could put this item on the Agenda for the next meeting, at which time, a site plan of the revision will be presented. The Owner would like to move quickly, in order to move forward with securing a potential tenant in the building next to the Dunkin Donuts. The property across the street was also discussed briefly by the Commission.

Mr. Peck spoke to the Commission about a Freedom of Information request filed by Simsbury resident regarding correspondence in connection with Sand Hill. Mr. Peck explained that there was a request that required Mr. Beach and him to print out all/any correspondence, within a two (2) month period, that had any connection to Sand Hill, which exceeded approximately 4,000 pages. Mr. Peck said it had been time consuming trying to pull out all of the emails. Mr. Peck said they had a meeting last week with the FOI Commission in Hartford and the request was finally pared down to more manageable specifications. The estimated cost of this was discussed.

Town Center Design Guidelines - Mr. Peck mentioned the Town Center Design Guidelines Agreement had been signed and the first meeting would be held around the first week in December.

Route 10 Corridor Study - Mr. Peck said all of the changes had been made to the Route 10 Corridor Study and the final meeting of the Steering Committee would most likely be October 12th, but that was not confirmed as of yet.

Current/Future Developments:

Meadowood - Mr. Peck said they are re-grading the soil at this time in order to comply with environmental regulations.

Hop Brook - Mr. Peck said the property closed and the project sign went up today.

Dorset Crossing - Mr. Peck spoke about the plan revisions including an extension of the road within the development and that there is a significant amount of movement forward with regards to getting that right-of-way in place, at no additional cost to the Town.

Mr. Peck also told the Commission that the Low Impact Development Study had been completed and he would get the information, that were produced by the

consultant, to the Commission Members.

VII. ADJOURNMENT

Commissioner Ryan moved to adjourn the Regular Meeting of the Zoning Commission at 8:48 PM. The motion was seconded by Commissioner Pomeroy and passed unanimously.

Respectfully submitted,

Edward J. Pabich, Secretary