

From: Lois Laczko May 18, 2010 3:08:59 PM  
Subject: Planning Commission Minutes 04/13/2010 ADOPTED  
To: SimsburyCT\_PlanMin  
Cc:

ADOPTED

PLANNING COMMISSION MEETING  
April 13, 2010  
REGULAR MEETING

I. CALL TO ORDER

Chairman Loomis called the regular meeting of the Planning Commission to order at 6:43 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Mark Drake, Ferg Jansen, Michael Paine, Peter Askham and Gerry Post. Carol Cole arrived at 7:00 p.m. Also in attendance were Howard Beach, Zoning Enforcement Officer, as well as other interested parties.

II. SEATING OF ALTERNATES

Chairman Loomis appointed Commissioner Drake to serve in the absence of Commissioner Hallenbeck and Commissioner Askham to serve in the absence of Commissioner Houlihan.

Commissioner Paine made a motion to move Item V. next on the agenda. The motion was seconded and unanimously approved.

III. POSSIBLE APPROVAL OF MINUTES from the March 9, 2010 meeting

Several edits were made to the minutes.

Commissioner Post made a motion to approve the March 9, 2010 minutes as amended. Commissioner Paine seconded the motion, which was unanimously approved.

Chairman Loomis asked that Commissioner Post take over as Chairman for the rest of the meeting. Chairman Loomis left the meeting at 6:50 p.m.

IV. CGS 8-24 (CONNECTICUT GENERAL STATUTES) REFERRAL ON THE PROPOSED CAPITAL PROJECTS FOR FISCAL YEAR 2010-2011

Mr. Sawitzke, Town Engineer, stated that there are five projects being proposed, although the Planning Commission only needs to make motions for four of the projects. He stated that the fifth project is not considered a CGS 8-24 project. He distributed handouts to the Commission members.

Regarding the sewer main extensions in the amount of \$260,000, Mr. Sawitzke stated that these projects are initiated by residents that want sanitary sewers. This project will take place on Pheasant Lane and portions of Bushy Hill Road. Construction for this project has already been approved and all costs are covered through assessments.

Regarding the Tunxis Pump Station replacement in the amount of \$670,000, Mr. Sawitzke stated that this is paid for out of the Water Pollution Control Authority capital fund. This will replace a thirty year old pneumatic pumping system with an energy efficient duplex submersible pump system. This also includes an emergency generator.

Mr. Sawitzke stated that they have developed a paving evaluation program this year, which looks at the conditions on the roads. Currently, the road program in Simsbury has fallen behind because the cost of paving materials almost tripled in 2007. This program is a system to keep good roads good and upgrade some of the older roads. Repairing roads are very costly. This project will include some resurfacing on the bikeways also. The oldest bikeways are over twenty years old now in Simsbury. Mr. Sawitzke stated that there is also an issue of roots going under the bikeway.

Burke LeClair, Assistant Business Manager for the Simsbury School System, stated that these two projects were approved by Board of Selectmen. The first project is the Latimer Lane School roof replacement, which costs approximately \$1.2 million. This roof is 23 years old. He stated that the Town will be submitting for reimbursement through the State. Mr. LeClair stated that the second project does not need a formal vote by the Planning Commission, which is the District Network Infrastructure. This includes several maintenance issues for their network infrastructure.

Item 1.

Commissioner Paine introduced the following resolution, which was seconded by Commissioner Jansen:

RESOLVED, that the Planning Commission of the Town of Simsbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Sewer main extension on Pheasant Lane, portions of Bushy Hill Road (north of Sidney Way) and related work.

The resolution was approved by five (5) votes in favor and zero (0) votes opposed.

Item 2.

Commissioner Jansen introduced the following resolution, which was seconded by Commissioner Paine:

RESOLVED, that the Planning Commission of the Town of Simsbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Tunxis Pumping Station Replacement to include an energy efficient, dual, submersible grinder pump, emergency generator, electrical switch gear, connection to the main treatment plant controls and monitoring system and related work.

The resolution was approved by five (5) votes in favor and zero (0) votes opposed.

Item 3.

Commissioner Drake introduced the following resolution, which was seconded by Commissioner Paine:

RESOLVED, that the Planning Commission of the Town of Simsbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Repaving, repair and rehabilitation of Town roadways pursuant to the Town's pavement management program and repair of the Town's bikeways, including repair and repaving on existing sections. The project shall include: crack sealing, chip sealing, hot in place asphalt recycling (heat scarification), milling and overlay, full depth reconstruction, and related engineering, inspection, testing and support services.

The resolution was approved by five (5) votes in favor and zero (0) votes opposed.

Item 4.

Commissioner Paine introduced the following resolution, which was seconded by Commissioner Jansen:

RESOLVED, that the Planning Commission of the Town of Simsbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Replacement of the roof at Latimer Lane School.

The resolution was approved by five (5) votes in favor and zero (0) votes opposed.

V. RECOGNITION OF CAROL COLE FOR HER SERVICE

Commissioner Post thanked Commissioner Cole for her nearly ten years of service and for her many contributions to the Planning Commission.

VI. UPDATES

Planned Area Development (PAD)

Mr. Beach stated that the new draft has been circulated. There will be a public hearing on April 19, 2010 at Eno Memorial Hall.

#### Incentive Housing Zone (IHZ)

Mr. Beach stated that Mr. Peck is still looking for funding for the design criteria for the Incentive Housing Zone. He stated that several Towns have submitted their information, although OPM would not forward on it because there is no funding. This would constitute a denial. Mr. Beach stated that the Town of Wallingford has asked to be exempted from funding and approved that way. They are still waiting to see what happens.

#### Charrette

Mr. Beach stated that Code Studio will be back in Simsbury on April 28th for a presentation of the Regulating Code. This will be a public meeting. If the Town can get more financing, the consultant will be back to do a workshop.

#### VII. ADJOURNMENT

Commissioner Jansen made a motion to adjourn the meeting at 7:22 p.m. Commissioner Paine seconded the motion, which was unanimously approved.

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Gerry Post, Secretary

#### TOWN OF SIMSBURY PROCLAMATION

WHEREAS, Carol Cole has served Simsbury extraordinarily well on the Planning Commission for nearly 10 years and is a true example of an objective Planning Commissioner; and

WHEREAS, Carol's prior involvement in land use in Lawrenceville, New Jersey provided an invaluable perspective on Simsbury land use issues; and

WHEREAS, Carol made a lasting mark as a contributor during the 5 years of preparation of the 2007 Plan of Conservation and Development; and

WHEREAS, Carol is a student of the facts and circumstances of subdivision applications and all other matters before the Planning Commission, as well

as the applicable land use regulations; and

WHEREAS, Carol engages the Planning Commission's subject matter with thoughtful questions and comments that served to advance the Commission's purpose and its work; and

WHEREAS, Carol always brought a thoughtful perspective to the comments and material offered by the applicants, town staff, counsel, the public and her fellow commissioners; and

WHEREAS, Carol will be deeply missed for her perceptive, objective commitment to achieving outcomes that come before the Simsbury Planning Commission that will benefit the people of Simsbury for generations to come. She is the model of a balanced, fair Planning Commissioner. Carol sets the standard for considerate behavior toward applicants, staff, counsel, the public – and her fellow commissioners.

NOW, THEREFORE, LET IT BE KNOWN, I, Mary A. Glassman, First Selectman of the Town of Simsbury, join with Planning Commission Chairman John Loomis and fellow Commissioners Tina Hallenbeck, Chuck Houlihan, Ferg Jansen, Mike Paine, Gerry Post, Sean Askham and Mark Drake to honor Carol and express the Town's appreciation and gratitude for her years of distinguished public service on the Planning Commission.

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Mary A. Glassman