

From: Lois Laczko April 9, 2009 3:13:06 PM
Subject: Zoning Commission Minutes 03/16/2009 ADOPTED
To: SimsburyCT_ZoningMin
Cc:

ADOPTED

ZONING COMMISSION MINUTES
MARCH 16, 2009
REGULAR MEETING

I. CALL TO ORDER

Chairman Barney called the Regular Meeting of the Zoning Commission to order at 7:34 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Bruce Elliott, Alan Needham, Scott Barnett, James Gallagher, Garrett Delehanty, John Vaughn and Madeline Gilkey. Also in attendance were Director of Planning Hiram Peck, Commission Clerk Alison Sturgeon and other interested parties.

II. APPOINTMENT OF ALTERNATES'

Chairman Barney appointed Ms. Gilkey to serve.

III. APPROVAL OF MINUTES of March 5, 2009 special meeting and March 5, 2009 workshop

Mr. Elliott made several edits to the special meeting minutes.

Mr. Delehanty made a motion to approve the March 5, 2009 special meeting minutes as amended. Mr. Barnett seconded the motion, which was approved.

Mr. Delehanty made a motion to approve the March 5, 2009 workshop minutes as written. Mr. Elliott seconded the motion, which was approved.

IV. PUBLIC HEARING(s)

a. Application of Kevin S. Fillmore, Farms Village Plaza, LLC – Owner, for a Special Exception, pursuant to Article Ten, Section C.3.i of the Simsbury Zoning Regulations for additional signage on property located at Farms Village Plaza, 244 Farms Village Road. B-2 Zone

Mr. Peck requested that the Commission open and immediately continue this

public hearing. The applicant will be present at the next meeting.

Mr. Delehanty read the call.

Ms. Gilkey made a motion to continue this public hearing. Mr. Delehanty seconded the motion, which was unanimously approved.

V. PRESENTATION(s)

a. Application of Tom Martin, President, Phonon Corporation – Owner, for a Site Plan Amendment to allow for parking lot expansion in the south east side of the property located at Phonon Corporation, 90 Wolcott Road. I-1 Zone

Mr. Lohrman, architect, stated that they received an approval from the Zoning Commission several months ago for a two-story addition to the rear of the building. They also received a variance to reduce some of the side yard in order to achieve the parking requirements. He stated that now that they are at the design stage, they determined that the area to the west side of the building has existing utility services and electrical transformers that need to be expanded beyond what was originally anticipated.

Mr. Lohrman stated that they have had some discussions with the Building Inspector and Fire Marshal. It was determined that they needed to increase the driveway aisle by several feet in order to allow for emergency vehicle access. He stated because of this, they need to push the driveway and parts of the parking aisle as far to the property line as possible. He stated that they are before the Zoning Commission tonight because they would like to modify the site plan that was previously approved and to seek the Commission's approval for these changes on the site. He stated that everything else has stayed the same. Mr. Lohrman stated that they have also held 2 feet off of the property line to allow for some grading.

Mr. Delehanty made a motion to amend the agenda to move Item VII next on the agenda. Ms. Gilkey seconded the motion, which was unanimously approved.

VI. DISCUSSION AND POSSIBLE VOTE ON ANY AGENDA ITEM

Mr. Elliott made a motion to approve the application of Tom Martin, President, Phonon Corporation – Owner, for a Site Plan Amendment to allow for parking lot expansion in the south east side of the property located at Phonon Corporation, 90 Wolcott Road, as submitted. Mr. Delehanty seconded the motion, which was unanimously approved.

VII. INFORMAL PRESENTATION by David Bordonaro, President, McLean, to discuss McLean plans for facility enhancements, review of concept plans, bubble drawings, and institutional goals.

Attorney Dohahue stated that they would like to get comments from the Zoning Commission tonight regarding this informal presentation. They will be meeting with the neighbors very soon, although they want to get feedback from this Commission prior to doing that.

Mr. Bordonaro, President of the McLean Home stated that they have been working on strategic planning for the future. The next generation of elderly people is looking for a different type of living. He stated that the McLean Home currently has 182 beds for people with long term care needs. They also have post acute care, where 600 people annually come through a small 31 bed unit that stays on an average of 12-14 days. He stated that the McLean Home offers extensive continuum care. The facility currently has 70 units of individual housing; their strategic plan is to add to this housing. He stated that the baby-boomers are saying that they want to enter a facility like this as independent residents.

Mr. Bordonaro stated that they will also be proposing an assisted living program of 36 units. Coupled with the assisted living, they would like to begin to convert a wing to a memory care assisted living. He stated that the market analysis shows that there is a tremendous demand for this.

Mr. Bordonaro gave the Zoning Commission members a brief history of Senator McLean and how the McLean Home and Game Refuge began. He stated that the McLean Health Center is a non-profit facility providing continuum care. The Health Center is situated on 125 acres of land surrounded by private property. The Health Center currently serves 3,900 clients annually with 67% of those patients on Medicaid. Mr. Bordonaro stated that they also have a hospice program, which serves 168 patients annually. Their adult day care has approximately 90 clients; their rehabilitation services 782 clients; and their home health services have 1280 clients. Regarding the Health Center's employees, Mr. Bordonaro stated that they currently have 452 employees, including 300 full time staff.

Mr. Bordonaro stated that they would like this facility to go to a CCRC type facility, which needs State approvals. This will not be a life care; it is not guaranteeing health services. This will be included in the entry fees. He stated that there will not be any policy changes for the current renters.

Mr. Bordonaro stated that Phase I will be the renovation of the first floor and for 36 assisted living units and 16 independent living units. He stated that the most important element of this remodel is building the main

building, which will connect the apartment complex with the Health Center. He stated that they are proposing a 3-story building with the assisted living programs divided on two floors, eighteen units on each floor. He stated that the first floor will be more of a "main street" and the main access will be from the housing units to the health center.

Mr. Elliott questioned why they were proposing this to be on a smaller scale. Mr. Bordonaro stated they do not want to develop huge scale; they want to limit risk. Also, they want to be able to fill the units and have this operating fairly quickly.

Mr. Bordonaro stated that Phase I will take a long time, but they have already made initial plans for Phase II. The second phase will be the renovation of half of the first floor of the main building, which will include 24 new individual apartments, 12 new assisted living units and a wellness center. If there is more of a demand for more assisted living, he stated that there is an opportunity to construct an addition onto the back of the main building; it is being designed for this possible expansion. This addition could hold another 12 units. He stated that they have plans to build another 24 units of independent housing, which would be built over the lease line of the Hopmeadow Country Club.

Regarding the next steps, Mr. Bordonaro stated that they will be having community outreach with the residents, the Boards and Commissions and the State. They would like to get feedback now before they proceed. He stated that they have already had focus groups, where more than 100 people participated. He stated that they will soon be submitting a formal application.

Chairman Barney questioned where the vehicular access would be. Mr. Bordonaro showed where the main entrance was on the map and how the traffic currently circulated. He stated that traffic may be re-circulated during Phase II, if needed. The implementation of the CCRC should not have any effect on traffic, although they would be willing to do a traffic study if necessary.

Chairman Barney stated that this institution is a major pillar in the community. He does not see any issues with this. He suggested that Mr. Bordonaro move forward with this project.

Ms. Gilkey stated that she liked the phasing aspect and doing the project in small increments. She also feels that the assisted living is needed.

Chairman Barney questioned if there were any major drainage or engineering issues that the Commission should be aware of. Attorney Donahue stated that he was not aware of any, although they are still waiting for the

report. Mr. Bordonaro stated that they are sensitive to the previous drainage issues on this site and will continue to be sensitive to them.

Attorney Donahue stated that they know that they need to be LEEDs aware and compliant to the extent that they can be. They will also try to work hard to incorporate the walking trails and paths into the community.

Chairman Barney questioned if a site walk was needed. Mr. Bordonaro stated that he would be happy to walk the site with anyone who was interested.

Chairman Barney questioned if there was total site conformance regarding all of the previous approvals given. Attorney Donahue stated that he will need to further research this. He believes that there may have been certain approvals that were not filled, although for everything that has been built, there is total compliance.

VIII. OTHER MATTERS AS MAY PROPERLY COME BEFORE THE COMMISSION

Mr. Peck stated that he would like Mr. Beach, at every second meeting of the month, give his report. Information regarding his report will be sent to the Commission members for their review prior to that meeting.

Mr. Peck stated that there are currently 8-10 outstanding enforcement activities. He stated that there is some resistance to getting these enforcement issues cleaned up.

Chairman Barney stated that this Commission would write a letter to the Board of Selectmen regarding their support of the fine ordinance for zoning violations. Mr. Peck stated that he would draft a letter for the Commission's review.

Status of Charrette Process

Mr. Peck stated that he has sent out the revised proposal to the Charrette Subcommittee for their review. This proposal will be going out to the consultants as soon as possible. He stated that he has put in a variety of income sources and what those amounts are based upon, what the Town expects to receive and what they already have in hand. He can then determine what can be done for that amount of money. The total amount of money that is currently available is \$52,300.

Mr. Peck stated that there will be a meeting on March 18th at 6:30 p.m. in the Main Meeting Room regarding the incentive housing zone. The presentation will be given by Concord Square Development. He stated that 20 property owners expressed an interest in this program. They have done the initial screening of these sites and have brought that number down to 6

possible sites. Mr. Peck stated that along with this comes a regulation that has design guidelines as well. He stated that at the end of this process, the Commission will get a package of where these sites are, a recommendation to rezone them, and also a regulation that will allow the creation of these incentive housing zones.

IX. ADJOURNMENT

Mr. Delehanty made a motion to adjourn the meeting at 8:38 p.m. Mr. Gallagher seconded the motion, which was unanimously approved.

Garrett Delehanty, Jr., Secretary