

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

December 9, 2019

Present were Chair Brenneman, Commissioners Doeg, Donald, Grabulis, Pogson, St. James and Alternates O'Brien and Ogan and Town Planner. The meeting was called to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE** (led by Commissioner St. James)

Chair Brenneman thanked Commissioners O'Brien, Ogan, Donald and Doeg for their volunteerism and contributions to the Commission. She then explained the process of the meeting for the public.

**NEW BUSINESS**

599 Farmington Avenue LLC – 599 Farmington Avenue

Ben Tripp presented the sign application to install three building signs for tenants of the 599 Farmington Avenue building. ProHealth Physicians and Connecticut Children's occupy the building. One sign is proposed on the eastern façade of the building and two on the southern façade of the building. Exterior illumination, downlit LED fixtures, is proposed. No internal illumination is proposed.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the 599 Farmington Avenue LLC sign application for property located at 599 Farmington Avenue as presented and on file in the Planning Office.

Connecticut Signcraft Inc. – 155 Scott Swamp Road

Robert Neth, Connecticut Signcraft, Inc. represented Thomaston Savings Bank sign application for one building sign facing Scott Swamp Road; one building sign facing New Britain Avenue; a monument sign and directional signs. The overall square footage of the signs complies with the zoning regulations. External lighting is proposed.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the Connecticut Signcraft Inc. sign application for property located at 155 Scott Swamp Road as presented and on file in the Planning Office.

Malgorzata Piechota – 118 Plainville Avenue

Tasha's Tailoring would like to install one attached sign; black with gold lettering. No illumination was proposed. The Architectural Design Review Committee approved the proposed sign but asked that lights on the north sign of the building are removed. There was a brief discussion for clarification.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the Malgorzata Piechota sign application for property located at 118 Plainville Avenue with the condition that the light fixture on the north side of the building be removed; as per plan submitted and on file in the Planning Office.

The Metro Realty Group, Ltd. – 1, 11 Munson Road and 97, 101 and 103 South Road

Site plan application for modification of prior approval to increase building size from 63,000 sq. ft. to 66,600 sq. ft. Attorney Christian Hoheb represented the applicant. They have a tenant interested in the building with very specific needs which requires an additional 3,600 square feet of space; approximately a ten-foot extension of the building. Kyle Richards, Metro Realty Group reviews the site plan for clarification of the proposed expansion to the north side of the building. Additional requirements include a covered entrance for surgery center patients and the need for a chiller and generator. They do not have exact specifications on these units at this time, only the location they would like to install them. Tom Daly, P.E., Milone & MacBroom, reviewed the site modifications made to accommodate the expansion of the building. The retaining wall has been removed and the area regraded. Mark Vertucci, Fuss & O'Neill, is present if there are questions regarding traffic. Attorney Hoheb clarified that once they have specifications on the generator that information will be provided to staff for the Commission to review. Discussion ensued regarding the types of generators and fuel types needed to run them. Canopy height proposed is approximately twelve feet clearance. The applicant confirmed there was no issue addressing staff comments.

Upon a motion made and seconded (Doeg/Pogson) it was

VOTED: 5 in favor to 1 opposed (Pogson) to approve the Metro Realty Group, Ltd. site plan application for modification of prior approval to increase building size from 63,000 sq. ft. to 66,600 sq. ft. as submitted and on file in the Planning Office with the following conditions:

1. New chiller and generator locations approved subject to staff and commission review of overall size of the mechanical equipment and noise emissions for both.
2. Building height remains as initially approved.
3. Front entrance canopy to be reviewed by Fire Marshal.
4. The applicant shall address to the satisfaction of Engineering Staff all engineering comments in the December 4, 2019 memo.

JAZ-1 Investments, LLC – 79 Main Street

Accept application for special permit and site plan approval to construct bank and waiver for deferred parking at 79 Main Street, Unionville and schedule public hearing (recommend public hearing date of January 13, 2020).

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To accept the JAZ-1 Investments, LLC application for special permit and site plan approval to construct bank and waiver for deferred parking at 79 Main Street, Unionville, B1 zone and schedule public hearing for January 13, 2020.

## PUBLIC HEARING

### Morin Tree Services LLC – 55 Depot Place

Special permit and site plan approval for warehouse facility for the storage and maintenance of equipment and materials related to tree service company at 55 Depot Place, C1 zone. *Continued from November 13, 2019.* Chad Morin stated that since he was last before the Commission they sought and received approval of a variance to move the building and parking area closer to Depot Place. A culvec system is now proposed instead of a rain garden for stormwater management. They have received and read all staff comments and have no issue addressing them. Mr. Morin was asked to clarify the planted buffer area/landscape area. Shrubs will be planted, then behind them an eight-foot fence will be installed, then spruce behind the fence are proposed adjacent to the residential neighborhood. The spruce will be a similar height of the fence. They are seeking approval for the eight-foot fence height in addition to the special permit and site plan approval. One motion light on the building is proposed and will not be facing the residences. One-year warranty on plants clarification provided to the application. Planting plan will need to be installed prior to beginning operation of their business at the site. The applicant clarified that the floor drain in the building goes to an oil/water separator and then to the municipal system.

John Dadiskos, 95 Forest Street, has a son with very bad allergies and asks that trees proposed closest to his property line not be planted if at all possible. Dian Barnes stated the two trees (dogwood) were needed to meet their landscape count. Ms. Barnes changed the plantings to low pollen count trees closest to 95 Forest Street to address the allergy concern of the neighbor.

Mr. Morin asked for clarification on the right-of-way. Town Planner DeVoe stated Russ Arnold, Director of Public Works/Town Engineer was the appropriate person to speak to about the right-of-way.

The public hearing was closed at 8:17 p.m.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the Morin Tree Services LLC application for special permit and site plan approval for warehouse facility for the storage and maintenance of equipment and materials related to tree service company at 55 Depot Place, C1 zone as submitted and on file in the Planning Office with the following conditions:

1. The applicant shall address to the satisfaction of Engineering Staff all engineering comments in the December 4, 2019 Engineering memo.
2. Eight-foot wood fence approved in front yard and around the remaining perimeter of the property.
3. Buffer plantings in rear to match height of fence at time of planting.
4. Eliminate the two dogwoods on the southerly side of the sanitary sewer easement at the abutting 95 Forest Street property line.

*a. Note: It was later found by staff that the removal of these two trees exceeds the allowable 25% landscaping reduction. The site plan review memorandum in this case stated that the applicant is already 4 trees short of meeting the 25% reduction. The applicant has been advised and will reanalyze their findings and get back to staff.*

Architectural Building Services – 8601 & 8602 Palazzo Drive

Two-lot re-subdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue). *Continued from November 13, 2019.* Attorney Timothy Furey represented the applicant and explained the request. Mr. Palazzo began building the road of the previously approved subdivision and stopped while negotiating with an adjacent property owner to acquire additional property. The acquired a piece of property is shown as Lot 3 on the current plan. The roadway would be extended to the additional lot and the drainage design has been updated to meet current stormwater design requirements. They have received and reviewed staff comments; he then reviewed some of the comments. Maintenance of the roadway and drainage system will be setup prior to sale of the lots. Attorney Furey stated the proposal complies with the regulations. The sightline was evaluated, and adequate sightline has been provided; it does require a limited amount of clearing. They do not want to install street lights on the private road for three homes. The Commission asked clarifying questions about the plan details. Attorney Furey commented they do not see the need to install a stop bar, street sign and they do not feel street lights are necessary. A wooded buffer will be maintained around the perimeter of the parcels. Conservation easement on Lot 3 along the western boundary line and on Lot 1 along the southern boundary line. There was a general discussion regarding private versus public road requirements, considering request to waive requirement to install stop sign, stop bar and install street lighting. If additional open space is desired by the Commission, Attorney Furey suggested making it a condition of approval for the applicant to work out with staff. After further discussion, Bob Palazzo stated he does not have an issue with installing the stop bar and stop sign. When it comes to clearing trees Mr. Palazzo says he will not cut more than necessary.

Morgan Marshall, 540 Plainville Avenue, asked for clarification on the re-subdivision lot configuration.

William Fahlstedt, 19 Great Oak Lane, spoke in favor of retaining as many trees as possible. Mr. Fahlstedt asked how long the project may take to complete. Town Planner DeVoe responded the State Statute allows five years.

There was a brief discussion regarding sidewalk requirements.

The public hearing was closed at 9:14 p.m.

Upon a motion made and seconded (Doeg/Pogson) it was unanimously

VOTED: To approve the Architectural Building Services two-lot re-subdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue as submitted and on file in the Planning Office with the following conditions:

1. The required open space shall be increased to a total of 15% of the land area and shall include that open space already established within the subdivision. In addition, such remaining open space shall be configured in a fashion to provide additional buffer along the southerly and northerly perimeter of the subdivision as requested by the public.
2. The street ownership and easement document shall bind all subsequent owners of the street to the maintenance of same as well as drainage structures including the detention basin.
3. The applicant shall address to the satisfaction of Engineering Staff all engineering comments in the December 6, 2019 Engineering memo.

## **PLANNER'S REPORT**

### **ADRC Appointment**

Two candidates expressed interest in the vacancy. One later withdrew. Myles R. Brown's resume was reviewed by the ADRC that feel he would be a good compliment to the Committee. After a brief discussion and review of his resume Myles Brown was appointed (Grabulis/Donald) to the ADRC for a three (3) year term beginning January 1, 2020.

### **Tunxis Country Club**

The Country Club would like to reface their sign. After reviewing it was the consensus given that no formal application is needed.

### **DOT Bridge Repair Project**

Town Planner DeVoe provided an update for the Commission about lighting and other improvements, which will make the bridge more accessible.

## **MINUTES**

### **November 13, 2019 Meeting Minutes**

Upon a motion made and seconded (Pogson/Doeg) it was unanimously

VOTED: To approve the November 13, 2019 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 10:00 p.m.

*SJM*