

TOWN PLAN AND ZONING COMMISSION
PUBLIC AND REGULAR MINUTES

May 27, 2015

Present were Chairman Dunn, Commissioners Brenneman, Doeg, Fraprie, Jarvis and Matava and Alternate Commissioners Bagdigian and Houf and the Town Planner and Clerk. Secretary Doeg opened the meeting at 7:00 p.m. Town Council Liaison Peter Mastrobattista was also present.

Secretary Doeg read the legal notice into the record.

Chairman Dunn explained the process of the meeting.

PUBLIC HEARINGS

Martin & Karen Wand – 85 Prattling Pond Road

Special permit application for 4-lot cluster subdivision and related intensive construction activities for property located at 85 Prattling Pond Road, R80 zone. Continued from May 11, 2015. Attorney Robert Reeve, Scully, Nicksa & Reeve, stated the Inland Wetlands Commission approved their application unanimously on May 20, 2015. He added the Town Engineering Division has no issue incorporating the remaining comments as a condition of approval. Attorney Reeve proceeded to review the application for the 26 acre site with frontage on Prattling Pond Road and Mountain Spring Road located in the R80 zone. The owners are proposing to create three new lots on the Mountain Spring Road portion of the site with access through one curb cut. All three lots exceed the two acre minimum area required for the zone. Attorney Reeve stated if the land trust does not vote to accept the open space then the open space will be donated to the Town. A document restricting clearing within the 50 foot front yard setback area after the drainage systems have been installed was previously submitted for the record. Attorney Reeve briefly reviewed the details of an agreement with 130 Mountain Spring Road on the site plan. He added they have since been asked for additional conditions, which they have not agreed to.

William Aston, Buck & Buck, stated for the record that the Connecticut Water Company public water line is approximately 818 feet away from the site but added this site is within the MDC service area which is much further away. Ms. Aston reviewed the proposed subdivision he presented previously. Highlighting the existing and proposed drainage maps and proposed stone crushing operation that will take place between the hours of 9 a.m. and 4:30 p.m. The stone will be used on site. Mr. Aston then presented an alternate drainage basin plan for the southerly basin. It is smaller, located further east with a level spreader and shallow with a total depth of approximately 2 ½ feet. The basin will discharge in the same location and have under drains that can be opened if it is found to hold water too long. He then reviewed the plan to repair the headwall south of the site.

James Cowen, Wetland Scientist, Soil Scientist and Landscape Designer with Environmental Planning Services reviewed the planting plan for the basins and stated plantings will be native species and explained the basins will be wet but not hold water for extended periods of time. Invasive species will be removed and their disposal is noted in the plant notes of the wetland and

storm water planting plan and will comply with CT DEEP “Guidelines for Disposal of Terrestrial Invasive Plants”.

Commissioners asked about maintenance of the detention basins, who will determine if the under drains are to be opened and if they will remain open once they are opened, if the storm water runoff will be at or less than existing, how long they propose to crush stone, confirmation on willingness to comply with outstanding engineering staff comments and hours of operation for construction. Michael Klein reviewed there is little maintenance to the basins once the plants are established. The property owners will need to inspect occasionally to make sure branches and other debris doesn't collect in the basins. Mr. Klein will determine if the under drains should be opened. If they are opened they will remain open. Mr. Aston stated they plan to crush stone for two days and that construction will likely not occur on all three sites at the same time.

Attorney Timothy Furey, represented the owners of 130 Mountain Spring Road, commenting on the agreement between the two property owners. He does not like the conceptual nature of the plans.

Coleen Pazzani, 99 Mountain Spring Road, expressed concern with storm water runoff and the proposed storm water drainage system.

Ann Foss, 92 Mountain Spring Road, expressed concern with the maintenance of the storm water drainage system.

The Commissioners discussed whether to keep the hearing opened to consider the alternate drainage plan presented. Members wanted more time to review minutes from the Conservation and Inland Wetlands Commission and to receive comments from the Engineering Division regarding the alternate drainage plan.

Attorney Reeve commented on the maintenance agreement, stating they will do whatever the Town wants them to do.

The Commission stopped taking testimony at 9:20 p.m.

Upon a motion made and seconded (Brenneman/Jarvis) it was unanimously

VOTED: To continue the hearing to June 8, 2015.

NEW BUSINESS

Sign Pro Inc. – 656 New Britain Avenue

Matt Johns, Polymer Resources, presented additional information regarding concern of lighting and its impact to neighboring residences raised at the last meeting. He reviewed there is one resident on New Britain Avenue within sight. The proposed sign and lighting plan has been presented to that resident and they have signed a letter stating they have no issue with the proposal and are in support of the application.

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

VOTED: 5 in favor to 1 opposed (Brenneman) to approve the Sign Pro Inc. sign application for Polymer Resources located at 656 New Britain Avenue as presented.

Camp Happy Hill – 87 West Avon Road

Attorney Robert Reeve, Scully, Nicksa & Reeve, stated in 1977 the Lion's Club reviewed the history of the site. His client received approval for a special exception for fraternal use and day camp. The facility is rented to many groups. Since 1995 they also run a bottle and can collection operation at this site. During the past year they have received four noise complaints for events held on the premises. The Town has received complaints regarding truck traffic related to trash removal and bottle and can returns. A cease and desist order was issued for the collection operation, which was not a previously approved use of the site. He is asking for the Commission to recognize the bottle and can operation as an accessory use customarily incidental to the fraternal organization use previously approved. Attorney Reeve reviewed proposed conditions of approval to address concerns and settle the cease and desist order. The Lions Club shall not enter into future rental agreements for bachelor parties; any rental or other use of the property shall end at 10 p.m. on Sunday through Thursday nights and midnight on holidays, Friday and Saturday nights, 1.m. on New Year's Eve.; truck access to the property for refuse removal and the bottle and can collection operation shall be limited to the hours of 8 a.m. through 5 p.m. Monday through Friday. Walt Nicksa, spoke about the how the bottle and can operation began and what the Lions Club does for the community.

Kenneth Jacobs, 99 West Avon Road, spoke about the history of noise issues with the Lions Club site.

Scott Mathein, 78 West Avon Road, spoke about the history of noise issues as well.

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

VOTED: To recognize the existing bottle and can operation as an accessory use customarily incidental to the previously approved special exception use of the property for a fraternal organization with the following conditions:

1. The original conditions of approval shall remain in effect;
2. All truck traffic for refuse collection and related to the bottle and can operation shall be limited to the hours of 8 a.m. through 5 p.m., Monday through Friday;
3. All music shall be inside only, outdoor music is prohibited;
4. The Lions Club shall not enter into future rental agreements for bachelor parties; and
5. Any rental or other use of the property shall end at 10 p.m. on Sunday through Thursday nights and midnight on holidays, Friday and Saturday nights. The property may be used until 1 a.m. on New Year's Eve.

Vivi Pinhasi – 29 Mill Street

Claudio Schutz presented the proposed sign for a tea shop at 29 Mill Street. A new non-illuminated sign will be installed on the eastern side of the building over the entry door. The building sign is proposed with black panel and green lettering with dimensions of 62" x 19". A small 24" x 24" logo sign is proposed to hang on a bracket to the right of the door. The applicant

met with the Unionville Architectural Design Review Committee and they have no issue with the proposed signs. There was a brief discussion regarding tenant signs for the building. Upon a motion made and seconded (Matava/Doeg) it was unanimously

VOTED: To approve the sign application for Culteavo Tea Shop located at 29 Mill Street, Unionville as presented.

Third Party Consultant – Charles House Development

Commissioner Doeg recused himself from this matter.

Town Planner Warner reviewed information he received regarding third party consultants for the future application for the Charles House Development. A brief discussion followed.

Upon a motion made and seconded (Brenneman/Fraprie) it was unanimously

VOTED: To hire VHB as a third-party consultant for the future application regarding the development of the Charles House site at 19 Perry Street.

OTHER BUSINESS

Commissioner Fraprie reported to the Commission on a meeting he attended at CROG.

PLANNER'S REPORT

No planner's report.

MINUTES

Upon a motion made and seconded (Brenneman/Matava) it was unanimously

VOTED: To approve the minutes of the May 11, 2015 meeting.

The meeting adjourned at 10:25 p.m.

SJM