

MINUTES
PLANNING COMMISSION
APRIL 12, 2016 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Acting Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Pritchard, Fitzgerald, Kane, Munn, Steinford
Alternate members present: Fitzgerald, Zod
Absent: Sherrard, Tarbox
Staff present: Jones, Silsby

Acting Chairman Pritchard appointed Fitzgerald to sit for Sherrard and Steinford to sit as Acting Secretary.

II. APPROVAL OF MINUTES

1. March 22, 2016

MOTION: To adopt the minutes of March 22, 2016

Motion made by Steinford, seconded by Kane, so voted 5-0-1 (Munn), as annotated

III. PUBLIC COMMUNICATIONS – None.

IV. SUBDIVISIONS

1. East Farm Subdivision, Noank Road – Request for Extension

Michael Franklin, New Venture LLC, reviewed the plans for completing the utility installation within the common driveway. Franklin stated that the storm culvert is being replaced, the conduit has been installed, a new telephone pole has been installed, and a sewer manhole has been connected to the Granier's house, which is under construction. He noted that the delay is due to an issue with Aquarion Water Company, adding that everything except water is in. He requested a two-year extension to finish the remainder of the public improvements associated with the subdivision. He stated that public improvements are almost complete.

Staff had no concerns. A draft motion was distributed.

An inquiry was made about the Granier's being able to get their Certificate of Occupancy. Planning and Building Staff will inspect the property and provided everything is in order, the Certificate will be issued.

MOTION: To grant a two-year extension to complete the public improvements until April 12, 2018

Motion made by Pritchard, seconded by Kane, so voted unanimously

V. SITE PLANS

1. Fieldcrest Water Storage Tank Project (SIT16-03), 115 Oslo Street – Request for Extension or Action Required

Mark Fois, Aquarion Water Company (AWC) reviewed the overall plans showing the school and existing tank, which was built in the 1950's. He explained the needs of the growing community and fire protection. The infrastructure is aging and the best alternative is to install a new larger tank. He noted that the Town Council and the School Board have been contacted about this proposal. He stated that the Zoning Commission approved a request for exception over the height standard.

Engineer John McClellan, Tighe & Bond, explained the technical needs to replace the storage tank on Nantucket Drive with the proposed tank on Oslo Street. The new tank will be larger and will store 250,000 gallons, which equates to approximately 750 gallons per minute for 2 hours. He explained how the volume of the tank was designed. The construction access will be from Ann Avenue, which will provide sufficient access for emergency vehicles to the school once construction is complete. He reviewed a rendering of the tank in proximity to school grounds.

Staff reiterated that the Zoning Commission approved the extended height, including the 2 antennas on the top. She noted that it is likely that the FAA will require a light on the top of the tank. This project has also been reviewed by the Wetlands Agency who found this activity to be permitted as of right. The tower will provide adequate fire protection for the school. Public Works is looking for minor changes. The applicant is asking for a waiver to install sidewalks along Ann Avenue. She noted that a schematic plan addressing the removal of the Nantucket Drive tank has been submitted. A more detailed site plan will be submitted before the old tank is demolished.

Zod inquired about the type of light that will be installed on the top of the tank. He would prefer an LED light that is directed downward instead of outward. Other inquiries were made about the color of the tank and whether the old cellular antennae fixtures will be relocated to the new tank.

Shokoofeh Rezazadeh, Planning Engineer, AWC, stated that a lease agreement for the cell equipment on the Nantucket Drive tank is expiring in a few years. Mr. Fois noted that AWC does not intend to extend a new lease for the cell tower and that notification has been sent about the lease to the cell company, to give fair notice to remove the cell antennae. The only antennae proposed for the new tank belong to AWC and the Town Police Department.

Steinford noted the importance of the Planning Department monitoring to confirm that the cell equipment has been removed. Mr. Fois stated that there is no intent to sell the Nantucket Drive parcel. The plan is to restore the property to a natural state. He will comply with demolition requirements. The Planning Commission would prefer not to have additional cell antenna on the new tank in the future.

An inquiry was made about the capacity of the new tank and what would be done if it failed. Mr. McClellan stated that the water would flow away from the school.

Staff distributed a draft motion.

MOTION: To approve a waiver of Section 7.5-2 regarding the installation of sidewalks on Ann Avenue for the following reasons:

1. The Commission finds that the POCD and the Master Pedestrian, Bicycle, and Trail Plan do not recommend frontage sidewalks along Ann Avenue.

2. The Commission finds that there are no sidewalks along Ann Avenue and that there are sidewalks along the considerable frontage on Oslo Street. They also find that there will be no significant pedestrian movement to the site from Ann Avenue.

Motion made by Pritchard, seconded by Kane, so voted unanimously

MOTION To approve the Fieldcrest Water Storage Tank Project (SIT16-03), 115 Oslo Street with the following modifications:

1. A detailed demolition and stabilization plan for the removal of the exiting water storage tank located at 35 Nantucket Drive shall be submitted to the Office of Planning and Development for review and approval before demolition work begins.
2. The tank located at 35 Nantucket Drive shall be removed within 2 years of the new water storage tank at 115 Oslo Street becoming operational.
3. Technical items as raised by staff shall be addressed

Motion made by Pritchard, seconded by Steinfeld, so voted unanimously

VI. OLD BUSINESS – None.

VII. NEW BUSINESS

1. Town Council Referral #2016-0068 per CGS Section 8-24 for Town-Owned Property Acquired through Tax Foreclosure

Staff reviewed the locations and characteristics of the four town-owned properties referred to the Commission, noting that the Property Review Team has recommended selling all of them.

It was noted that one of the parcels is in the Water Resource Protection District (WRPD) and are subject to the WRPD zoning regulations.

MOTION: The Planning Commission recommends the Town Council take the following action regarding the Town-owned properties acquired through tax sale/foreclosure described in Council Referral 2016-0080:

- PIN 169810462770 E, South Road
Sell to abutters with a conservation easement restricting development on the property
- PIN 168910459100 E, 157 Grove Avenue
Sell the property
- PIN 169909262469 E, 529 Gold Star Highway
Sell the property
- PIN 169909168945 E, 517 Gold Star Highway
Sell the property

Motion made by Pritchard, seconded by Kane, so voted unanimously.

2. Report of Commission

Steinfeld inquired about property on Long Hill Road near Boulder Heights, formerly known as Carriage Park, which are in foreclosure. He also inquired about two parcels on Long Hill Road, which were described in the Property Review Team minutes attached to the Council referral.

3. New Applications

Staff gave a brief update on a new site plan application from HOME Salon and Spa, 1045 Poquonnock Road.

VIII. REPORT OF CHAIRMAN – None.

IX. REPORT OF STAFF

Staff distributed the future land use map which was inadvertently omitted from the Plan of Conservation and Development given to the Commission at the last meeting. The Committee of Chairpersons meeting will be held on Monday, April 18, 2016.

X. ADJOURNMENT

Motion to adjourn at 7:48 p.m. was made by Steinfeld, seconded by Kane, so voted unanimously.



Margit Steinfeld, Acting Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II