

Planning & Zoning Commission
Unapproved Minutes
June 15, 2016

Chairman Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican and J. Crumb

Alternates Present: Greg Ploski and Richard Blanc

Absent: D. Santoro and K. Kemp

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat G. Ploski for K. Kemp and Richard Blanc for D. Santoro

Approval of Minutes:

Motion made by A. Havican, seconded by G. Ploski to approve the minutes of June 1, 2016 as submitted. **Unanimous.**

Correspondence: None

Public Participation: Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. There were no comments from the public.

New Business:

American General Investors, LLC, 64 Waterbury Road – Special Permit Application for a Restaurant with Drive-thru: Mark Gustaferrri, of American General Investors, LLC appeared and presented the Commission with a Special Permit Application and plot plan for a Restaurant with Drive-thru at 64 Waterbury Road. M. Gustaferrri stated that the former Bank of America building was suitable for Jin Zheng, owner of Golden Wok to reestablish his Chinese Food Restaurant. M. Gustaferrri advised that the building is on city water and the current septic system will be replaced as it is not up to code. M. Gustaferrri advised that there is an existing well on the property that will be sealed. M. Gustaferrri commented on the queue for the drive-thru, stating that it would wrap around the building and not go into the street when picking up an order.

M. Gustaferrri also stated that Mr. Zheng would like to sell beer and wine. A. Havican questioned if the ATM for Bank of America would remain. M. Gustaferrri commented that the ATM would be staying. After discussion, **Motion** made by G. Ploski, seconded by J. Crumb to accept the application of American General Investors, LLC, 64 Waterbury Road – Special Permit Application for a Restaurant with Drive-thru and to set a Public Hearing date on July 6, 2016 @ 7:10 p.m. **Unanimous.**

Public Hearing: None

Old Business: Discussion on Zoning Regulations Section 3.1 Uses by District:

Land Use Inspector, Tammy DeLoia asked of the Commission to cancel the Public Hearing set for July 20, 2016 at 7:10 p.m. for the proposed revisions to Zoning Regulations Section 3.1 Uses by District as there were new changes to discuss. **Motion** made by A. Havican, seconded by R. Blanc to cancel the Public Hearing of July 20, 2016 at 7:10 p.m. **Unanimous.** T. DeLoia advised that a property owner had challenged the Changes by Use of a building (or unit) if the square footage fell exactly on 3,000 sq. ft. T. DeLoia stated that at their discretion, she would like the Commission to amend the wording for keeping the maximum 1) “more than 3,000 sq. ft.”, but

amending the 2nd for Trade Services: 2) “3,000 sq. ft. or less”; for Professional Services and Retail Services to include “2,500 sq ft or less” and the maximum would be kept the same. T. DeLoia also stated that she would like to add to Section 2.2 Definitions: Recreation Facility, Commercial Indoor. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to approve the amendments as presented and reset the Public Hearing date of July 20, 2016 at 7:10 p.m. **Unanimous.**

Land Use Inspector’s Report:

-T. DeLoia explained that Mike Begin, 28 Cheshire Road previously came before the Commission for a zone change from Residential (RA-1) to Business, which became effective as of today, June 15, 2016. T. DeLoia asked the Commission for an administrative approval to allow her to do a Change of Use in office. It was the consensus of the Commission to approve the in-office Change of Use for M. Begin’s Computer Business.

-T. DeLoia also advised that Coach’s restaurant on 33 Union City Road is under new ownership but with the same type of use. T. DeLoia advised that an approval has been sought through Chesprocott and a Land Use permit would not be necessary as the use would be the same.

J. Crumb commented on the sidewalk at CVS. T. DeLoia advised that the root system for the two large sugar Maple trees had been compromised during excavation and the State of Connecticut Arborist was contacted. T. DeLoia stated that the State will require the two trees to come down as a condition of the State DOT permit. The State of CT also advised, that for future, they will not grant permits for sidewalks if trees are between the State road and the sidewalk. **Motion** made by A. Havican, seconded by G. Ploski to place the Land Use Inspector’s Report on file. **Unanimous.**

Chairman Graveline requested to add to the August Agenda, a discussion on the distance of 500 ft from property to property; Re: Section 4.8 Commercial Garages, Gasoline Filling & Service Stations. Chairman Graveline also requested adding queuing to the Agenda for a Site Plan, instead of a Special Permit for a Drive-thru. T. DeLoia requested to add to the August Agenda, a review of Section 4.12 Sale of Alcoholic Beverages.

The Commission held general discussion on the procedure for approving a dealership or car repair garage from the applicant applying for a location permit through ZBA, to an approval by the PZC and the signoff from the Land Use Inspector.

Commission members also held general discussion on the size of the building and parking at 64 Waterbury Road. The Commission requested to ask M. Gustaferrri to amend his application to add Sale of Beer and Wine.

Public Participation: None

Adjournment: Motion made by A. Havican, seconded by J. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:42 p.m.

E. Gil Graveline

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Chairman