

TOWN PLAN AND ZONING COMMISSION  
MEETING MINUTES

September 23, 2019

Present were Chair Brenneman, Commissioners Donald, Pogson, St. James and Alternate Commissioner Ogan and Town Planner and Clerk. The meeting was called to order at 7:00 p.m.

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

Chair Brenneman appointed Alternate Commissioner Ogan to vote on behalf of Commissioner Doeg.

**NEW BUSINESS**

**Tom Kurczewski – 240 Main Street**

Commissioner Donald recused herself from this matter.

Request to modify sign approval for 240 Main Street. Mr. Kurczewski reported back to the Commission with a revised sign rendering in response to a suggestion from the Commission at the September 9, 2019 meeting. The green background on the lower sign panel will be expanded to cover the full width of the panel so that all tenant panels are symmetric. The two upper tenant panels remain as the submitted photo displayed.

Upon a motion made and seconded (Pogson/St. James) it was

VOTED: To grant the modification to prior sign approval for 240 Main Street with the proposal presented at the September 23, 2019 meeting; lower tenant panel design is full green background with white lettering; and the upper two panels design is black background and white lettering with colored logos.

**Mark Zommer – Westwoods Golf Course**

Site plan application to install shed/beverage service at Westwoods Golf Course. Mr. Zommer present his request to install a shed/beverage service structure. Mr. Zommer stated the structure will be placed on a concrete pad; will have an alarm, open during clubhouse hours only and that during the off-season will be closed and emptied. The Inland Wetlands Commission approved the installation of this structure September 4, 2019. Mr. Zommer said the next step is to obtain approval from the Town Council. The Commissioners asked clarifying questions.

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

VOTED: To approve the Mark Zommer site plan application to install shed/beverage service at Westwoods Golf Course.

Hartford Sign & Design – 354 Colt Highway

Darin Senna, Hartford Sign & Design, presented the details of the proposed detached sign with an overall height of 72 inches. The sign panel is 38” x 72”. Next, he presented the building sign with an overall panel size of 48” x 96”. The sign will be placed on the building near the main entrance. Exterior lighting will be proposed by someone else per the application.

Upon a motion made and seconded (Donald/St. James) it was unanimously

VOTED: To approve the Hartford Sign & Design sign application for property located at 354 Colt Highway as submitted and on file in the Planning Office.

Canton Sign Shop – 20 South Main Street

Pam & Bruce Urso stated they submitted two detached sign options for the Architectural Design Review Committee (“ADRC”) to consider. The first option consists of a two-sided sign panel mounted between two white posts with finial tops. The second option shows two sign panels mounted on the outside of two black posts with no finial top. The sign panel design for both post options has an overall size of 36” by 60.08”. The ADRC preferred the second sign/post option and the Urso’s prefer the first option. After some discussion the Commission suggested they meet with the ADRC to see if they can all come to agreement on the proposal.

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To table this matter to the October 21, 2019 meeting.

Mark Bennett – 1091 New Britain Avenue

Accept application for special permit for expansion of home in excess of 3,200 sq. ft. at 1091 New Britain Avenue, R20 zone and schedule public hearing (recommend hearing date of October 7, 2019).

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To accept the Mark Bennett application for expansion of home in excess of 3,200 sq. ft. at 1091 New Britain Avenue, R20 zone and schedule public hearing for October 7, 2019.

Anchor Engineering Services, Inc. – 12 Northeast Road

Accept application for special permit to bring in approximately 3,300 c.y. of fill to regrade front yard at 12 Northeast Road, R80 zone and schedule public hearing (recommend hearing date of October 7, 2019).

Upon a motion made and seconded (Pogson/St. James) it was unanimously

VOTED: To accept the Anchor Engineering Services, Inc. application for special permit to bring in approximately 3,300 c.y. of fill to regrade front yard at 12 Northeast Road, R80 zone and schedule public hearing (recommend hearing date of October 7, 2019).

Architectural Building Services – 8601 & 8602 Palazzo Drive

Accept application for two-lot resubdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue) and schedule public hearing (recommend hearing date of October 21, 2019).

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

VOTED: To accept the Architectural Building Services application for two-lot resubdivision of 8601 & 8602 Palazzo Drive (adjacent to 556 Plainville Avenue) and schedule public hearing (recommend hearing date of October 21, 2019).

Carla Wirth – 118 Plainville Avenue

Accept application for special permit for wellness hub at 118 Plainville Avenue, UC zone and schedule public hearing (recommend hearing date of October 21, 2019).

Upon a motion made and seconded (Donald/Ogan) it was unanimously

VOTED: To accept the Carla Wirth application for special permit for wellness hub at 118 Plainville Avenue, UC zone and schedule public hearing (recommend hearing date of October 21, 2019).

**PUBLIC HEARING**

Old Mill Commons, LLC – 19 Perry Street

Application for re-approval of special permit approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone. Attorney Christian Hoheb represented the applicant. He commented for the record that the sign was posted as required and that notices were sent to all parties as required. Attorney Hoheb asked that all previous testimony and plans be incorporated into this record. There have been no changes to the facts or circumstances of this special permit. A memorandum dated July 10, 2019 from Town Attorney Duncan Forsyth regarding the identical special permit application is part of this record. Attorney Forsyth's memorandum states that the Commission is required to approve the re-approval subject to the same conditions as imposed on the original two applications. The Commission asked if there were any updates or work done regarding remediation of the site. Town Planner DeVoe was not aware of any.

Patricia Karwoski, 75 Tunxis Village, spoke in opposition to this application. She submitted a hard copy of her comments for the record file.

Attorney Hoheb commented that Ms. Karwoski has attended every public hearing and spoken in opposition to this development. He recommended the Commission grant the re-approval as advised by Town Council's memorandum dated July 10, 2019.

The public hearing closed at 7:42p.m.

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

VOTED: To re-approve the Old Mill Commons, LLC application for special permit approved November 9, 2015 and November 15, 2017 for development of 268 multifamily dwellings at 19 Perry Street, UC zone for two years.

## **PLANNER'S REPORT**

### **Eagle Scout Project**

Ben Cooley, 11 Butternut, presented his project to construct a gazebo at 17 Maple Avenue Extension. The location has not been finalized yet but the general area was shown on an aerial map. With the Town's assistance Mr. Cooley is finalizing the location of underground utilities so that he can determine the location of the gazebo. The gazebo will either be placed on a pad site or on crushed stone depending on the location of underground utilities. The Commission complimented Mr. Cooley on his proposal.

## **MINUTES**

### **September 9, 2019 Meeting Minutes**

Approve minutes of the September 9, 2019 meeting. This decision was tabled to the October 7, 2019 meeting.

The meeting adjourned at 7:50 p.m.

*SJM*