

TOWN PLAN AND ZONING COMMISSION
MEETING MINUTES

February 10, 2020

Present were Chair Brenneman, Commissioners Carrier, Grabulis, Pogson, Schwartz and Alternate Commissioners Halstead, J. Vibert and K. Vibert and Town Planner and Clerk. Chair Brenneman called the meeting to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE (led by Commissioner Carrier)

Chair Brenneman explained the process of the public hearing.

NEW BUSINESS

Jason Levesque – Lot 9A1 Main Gate

Accept application for 4-lot re-subdivision of Lot 9A1 Main Gate (adjacent to 6 Main Gate), R20 zone and schedule public hearing (recommended hearing date March 9, 2020).

Upon a motion made and seconded (Carrier/Schwartz) it was unanimously

VOTED: To accept the Jason Levesque application for 4-lot re-subdivision of Lot 9A1 Main Gate, R20 zone and schedule public hearing for March 9, 2020.

Levesque Properties – 169 Main Street

Accept application for special permit to construct new house in excess of 2,400 sq. ft. at 169 Main Street, R20 zone and schedule public hearing (recommend hearing date of March 9, 2020).

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

VOTED: To accept the Levesque Properties application for special permit to construct new house in excess of 2,400 sq. ft. at 169 Main Street, R20 zone and schedule public hearing for March 9, 2020.

Kamila & Rafal Sadowski – 22 Ellen Drive

Accept application for special permit for expansion of home in excess of 30% of existing home and total finished living area greater than 2,400 sq. ft. at 22 Ellen Drive, R20 zone and schedule public hearing (recommend hearing date of March 9, 2020).

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

VOTED: To accept the Kamila & Rafal Sadowski application for expansion of home in excess of 30% of existing home and total finished living area greater than 2,400 sq. ft. at 22 Ellen Drive, R20 zone and schedule public hearing for March 9, 2020.

PUBLIC HEARING

JAZ-1 Investments, LLC -79 Main Street

Alternate Commissioner J. Vibert did not participate in this matter.

Alternate Commissioner K. Vibert was appointed to vote on behalf of Commissioner St. James.

Application for special permit and site plan approval to construct bank and waiver for deferred parking at 79 Main Street, Unionville, B1 zone. Continued from January 13, 2020. Attorney Robert Reeve, Scully, Nicksa & Reeve, represented the applicant and introduced the project. He stated the applicant wrote to all neighbors and provided color renderings of the proposed bank branch. Attorney Reeve confirmed notice had been provided to property owners within 200 feet of the site via certified mail and the certified mail receipts had been submitted for the record. In addition, the required sign was posted providing notice of the hearing. The applicant has received Engineering comments and the Planner's Agenda Review and have no concerns addressing them. The bank does not require a dumpster, but they have made an adjustment to the existing dumpster location for the office building in response to staff comment. Attorney Reeve recommended hours of operation for both business; bank branch and office building of 7a.m. to 7 p.m. Monday through Friday and 8a.m. to 4p.m. Saturdays. No Sunday hours. although the bank has shorter hours, the proposed hours will also accommodate longer office hours for the legal practice on the same lot. The application includes a waiver to defer five parking spaces; reduce landscaping and increased site coverage. The bank branch will be seeking its own free-standing sign separate from the existing office building sign. A formal sign application will be submitted at a later date. Attorney Reeve noted the applicant met with the Unionville Village Improvement Association, Economic Development Commission, Architectural Design Review Committee and the Unionville Historic District Commission for feedback, although it was not a requirement of the zoning regulations.

Dave Rotatori, President, ion Bank, spoke about the community bank and how they are celebrating their 150th anniversary this year. He commented the branch located at the Corner House is their most successful branch and they look forward to providing service in Unionville.

Geoff Fitzgerald, P.E., AICP, Bohler Engineering, reviewed the details of the site plan submitted including the proposed parking layout; drive thru circulation; new driveway entrance location; site coverage of 49.8% with deferred parking constructed; storm water management details; landscape plan which has been enhanced along the northerly and easterly property lines; orientation of an existing dumpster enclosure; lighting plan which is dark sky compliant and provides necessary safety for the bank branch and its ATM.

John Harter, P.E., Atlantic Traffic & Design, reviewed details of the traffic statement provided with the application. He commented on the business; 1,500 sq. ft. bank branch with a single access point; parking projections based on ITE and the number of trips the business could generate during peak hours.

Gregg Rosen, presented the building elevations/architectural drawings. He stated they designed the building to respect the area and provide identity for the business, citing the Masonic Hall, and Tunxis Hose Fire House, which have a brick façade. Mr. Rosen commented they met with the Architectural Design Review Committee and the Unionville Historic District Commission. He said they received useful feedback from them and reviewed some of the comments. Some changes were made to the building orientation and architectural features as a result; including orienting the bank so the entrance or "front" faces west (on the side of the building facing the parking area) and does not front on Main Street.

The Commissioners asked clarifying questions about lighting and if the applicant was amenable to install dimmers, lighting would be reviewed in a year from completion; what time the existing

dumpster is emptied; confirmation that there will be no rooftop units; planting details; storm water/drainage maintenance; site coverage with and without deferred parking constructed; and parking calculations for the site. The applicant answered these concerns and agreed to install dimmable lighting and adjust the dumpster pick up times so disturbance is minimized.

Sherry Horton, 71 Lovely Street, read a memo from the Unionville Historic District Commission dated January 10, 2020 into the record. The memo suggested the building more closely reflect the residential architecture found on Main Street.

Dawn Eagles, 60 Main Street, spoke in opposition to the application. Expressing concern with the retail operation proposed, lighting, traffic and headlights shining toward their home from vehicle activity on site using the drive-up ATM. She also expressed concern with the maintenance of landscaping proposed and that what is proposed may not be sufficient.

Ann Wuelfing, 1506 Farmington Avenue, stated she has mixed feelings about the proposal. She likes the effort made by the applicant and the updated change the building orientation and architectural details but would be more in support of a shingled building.

Greg Lueders, 63 Main Street, spoke in opposition to the application expressing concerns with the historic integrity of the neighborhood and that the brick building does not seem to fit the neighborhood. He added that a fence along his property line should be considered.

Tim Eagles, 60 Main Street, spoke in opposition to the application expressing concern that a retail use is not appropriate for Main Street and that lights from vehicles using the ATM during the overnight hours would shine toward or into his home.

Attorney Reeve summarized the presentation by stating the site has been used for commercial use for 40 years and they were open to suggestions on how to address the impact of headlights to neighbors across the street. The applicant has addressed staff comments and feels that any remaining concerns can be addressed as a condition of approval. There was some discussion regarding lighting proposed at the ATM, headlights, drive thru layout and landscaping. Mr. Fitzgerald suggested working to design a berm that would bring the height of plantings up to headlight height. Attorney Reeve stated they would work with staff to enhance the planted buffer to minimize this concern.

The public hearing closed at 8:31 p.m.

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

VOTED: 5 in favor to 1 opposed (Pogson) to approve the JAZ-1 Investment, LLC application for special permit and site plan approval to construct bank and waiver for deferred parking at 79 Main Street, Unionville, B1 zone, as presented 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 January 8, 2020 Engineering memo;
2. Site lighting shall have dimming capability and will be review one year from completion of the project;
3. The hours of operation shall be limited to 7a.m. to 7p.m. Monday through Friday and 8a.m. to 4p.m. Saturday; and
4. No additional dumpster shall be added but the existing dumpster shall be emptied during normal business hours.

Discussion of concerns raised were headlights shining onto property across the street; enhance landscape buffer to address this concern.

Upon a motion made and seconded (K. Vibert/Carrier) it was unanimously

VOTED: To amend the previous motion to include the requirement that the applicant work with staff to enhance the landscape buffer to protect residences across the street from headlight light intrusion.

Discussion noted comments about the exterior retail feel of the building and again enhancing the landscape buffer would address concerns about light from vehicle headlights intruding into their property/homes and felt the proposed use of the property was appropriate.

Upon a motion made and seconded (Pogson/K. Vibert) it was unanimously

VOTED: To add another amendment to the original motion to require the applicant turn off parking lot lighting at a time recommended by town staff.

The original motion and two amendments passed, and the application was approved.

PLANNER'S REPORT

Troy's Trailers – 1097 Farmington Avenue

The owners would like to lease U-Haul trailers only (no trucks). Town Planner DeVoe recommends they submit a site plan application that depicts the proposed location of the trailers. After a brief discussion it was the consensus of the Commission to agree that a site plan application be submitted for their consideration.

New Britain Avenue

Regarding the lighting issue previously discussed on New Britain Avenue, Town Planner DeVoe has received a response from the property manager and they are working to address the issue.

MINUTES

January 27, 2020 Meeting Minutes

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

VOTED: To approve the January 27, 2020 Town Plan and Zoning Commission meeting minutes.

The meeting adjourned at 8:50 p.m.

SJM