

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING / PUBLIC HEARING
June 9, 2009**

Place: Room 206
Town Hall

TIME: 8:25 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Conze, Bigelow, Spain, Hutchison, Finke, Grimes

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat

The Regular meeting immediately followed the Special Meeting.

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading Application #207-B, William & Rose-Marie Shanahan, 58 Sunswyck Road. Proposing to fill and regrade in association with the construction of a new residence and pool, and perform related site development activities. The subject property is located on the east side of Sunswyck Road, approximately 650 feet south of its intersection with Tory Hole Road, and is shown on Assessor's Map #62 as Lot #22-1 in the R-1 Zone. *PUBLIC HEARING OPENED ON MAY 26, 2009. DEADLINE TO CLOSE PUBLIC HEARING IS: JUNE 30, 2009.*

Mr. Ginsberg said that the applicant and the neighboring property owners are making progress to resolve the areas of common concern. He asked that the Commission continue the public hearing so that these matters can be completely resolved.

Patricia Rogers, one of the neighboring property owners from 60 Sunswyck Road, said that she was just sent a draft of the resolution papers and wants to have time to allow her advisors to review the draft. She is very concerned about a flooding problem that occurs near the driveway entrance. Commission members agreed that it would be appropriate to continue the public hearing on the matter on June 23. The following motion was made: That the Commission continue the public hearing at 8 p.m. in the Town Hall on June 23, 2009. The motion was made by Mr. Hutchinson seconded by Mrs. Grimes and unanimously approved.

At about 8:30 P.M., Chairman Conze read the following agenda item:

Continuation of Public Hearing regarding Site Plan Application #251-A, Special Permit Application #246-A, Land Filling & Regrading Application #184-A, Lot Line Adjustment #609-A, Hoyt Street Partners, LLC, 277, 285, 289, 293 Hoyt Street; 6, 12, 48 Wakemore Street. Proposing to relocate proposed clubhouse/recreation center, to fill and regrade in association with the realignment of a private road (Wakemore Street), and to construct a new driveway off of Wakemore Street, make lot line adjustments, and perform related site development activities. The subject properties are located on the east side of Hoyt Street, approximately 25 feet north of its intersection with Wakemore Street and are shown on Assessor's Map #8 as Lots #204, #206, #207,

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING/PUBLIC HEARING
JUNE 9, 2009
PAGE 2.

#210-211, #212-213, #214-215, #228-229 in the R-1, R-2, R-1/3, and R-1/5 Zones, and the DCR Overlay Zone. *PUBLIC HEARING OPENED ON MAY 26, 2009. DEADLINE TO CLOSE PUBLIC HEARING IS: JUNE 30, 2009.*

Mrs. Grimes indicated that she is an adjacent property owner and would therefore not participate in the discussion regarding this matter in order to avoid any perception of a possible conflict of interest. She recused herself and left the meeting.

Attorney Bruce Hill noted that the public hearing had been started on May 26, 2009 and continued so that the applicant could address questions about emergency access and the grade of Wakemore Street. He said that they have discussed the matter with the Fire Marshal, who has concluded that the installation of the primary access from Wakemore Street as well as having the emergency access would be acceptable because the likelihood of a complete shutdown of Wakemore Street is very remote. Mr. Hill said that they are continuing to work with the Connecticut Department of Transportation (DOT) to see if they can have a possible second emergency driveway, a tertiary driveway, accessing directly from Hoyt Street. This third alternative would need approval from the DOT but in any event, the applicant would make sure there are no obstructions by any building that could be within the tertiary access. It would not be used on a routine or regular basis, nor would it be used in a normal emergency. It would be improved to support the weight of emergency vehicles and, he suggested that if the Commission wants the applicant to continue to work on that type of option, that they condition the approval on the applicant making best efforts to resolve the issue with the DOT (but not require that third access because the Commission can not condition its approval based on the action of another agency or group). He said that the Fire Marshal is comfortable with the previously approved emergency access on the east end of Wakemore Street. Mr. Spain said that such an arrangement seemed satisfactory.

Attorney Hill discussed the grades of Wakemore Street, The existing grade is approximately 12% in the first 300 feet from Hoyt Street going into Wakemore Street. The proposed revisions would rebuild that portion of Wakemore Street and modify the first 50 feet of Wakemore Street to be only a 5% grade. The 12% grade would resume after that. At least this would give people traveling westbound on Wakemore Street an opportunity to slow down as they approach the Hoyt Street intersection. This will be a critical improvement during the winter months.

Attorney Hill said that the original design was to reduce the crest or high spot in Wakemore Street by about 18 inches. Revised plans have been developed which will reduce the high point by an additional 18 inches. This is a total of a 36 inch reduction in the high spot of Wakemore Street. Attorney Hill said that the new driveway leading from Wakemore Street into the Cedar Lane development will be only a 2% slope for the first 50 feet or so and then no more than a 10% slope after that. He said that this should be more than satisfactory for the relatively low volume of traffic that will use the entrance driveway. He noted that with 62 units in the development, it is expected that the peak traffic during any given hour would not exceed 36 vehicles.

Bob Dale, one of the partners of the applicant, said that the crest or peak of Wakemore Street is in front of 12 Wakemore Street. 12 Wakemore Street is just beyond where the driveway for the Cedar Lane development will break away from Wakemore Street.

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING/PUBLIC HEARING
JUNE 9, 2009
PAGE 3.

Mr. Spain said that it is possible that they will need a stop sign for the west bound traffic on Wakemore Street just before it gets to the new driveway. They may also need a stop sign as traffic from the Cedar Lane development travels south bound and before it reaches Wakemore Street. He said in doing so, it would allow the traffic that is coming from Hoyt street and heading east on Wakemore street to either turn left into the Cedar Lane development or head straight without having to stop. Attorney Hill said that the stop sign location needs to be looked at more closely to be sure that there is an overall safety benefit.

Director of Planning Jeremy Ginsberg said that the Fire Marshal, Robert Buch, sent him e-mail comments at 2 pm. Those comments were forwarded to Mr. Hill and distributed to the Commission members. Mr. Hill said that one of the comments recommends the installation of a fire hydrant near the new entrance driveway. He said that it would be investigated, but noted that the –hammerhead turnaround deep within the site should not come up as part of the re-routing of the entrance driveway. Mr. Spain noted that the Fire Marshal seemed to agree with respect to the revised access and emergency access driveway.

Lelia Bowler of 267 Hoyt Street, said that the Commission should be aware that there is a bus stop of the Springdale Bus Service that is located on the southbound side of Hoyt Street, right across from the intersection with Wakemore Street. She said that two trees and the fence in front of her property are currently located on the state right of way and will need to be removed in order to improve sight lines in the area. She said that there is no sidewalk on either side of Hoyt Street, and yet there is considerable pedestrian traffic all along Hoyt Street. She said that the Commission should think about requiring the installation of the sidewalk in that area. She said that the construction of the new development will result in more people walking along Hoyt Street toward the Springdale businesses.

Attorney Hill said that the construction access to the site will utilize the existing driveway to/from Hoyt Street for as long as possible. Then they will use the main access drive. They will therefore, need to do the substantial regarding and install the first coat of asphalt paving because this will be the access for both construction vehicles and for potential clients.

Bill McGuinness said that the particulars of this property indicated that they must do the offsite improvements first. They will be using the existing driveway from Hoyt Street for as long as possible and then the main entry driveway will be for marketing. They hope to keep it separate from the construction driveway for as long as possible.

Mr. Spain said that as a senior citizens oriented project, there will be considerable pedestrian traffic both on and off the site. He said that the residents of the property should not feel land locked onto the site. Mr. McGuinness said that they would encourage walking by the installation of walkways within the site and walkways to offsite areas by the use of garden paths. Mr. Conze said that most seniors will drive to the offsite locations, such as the Springdale Shopping, area rather than walk.

There being no further comments the following motion was made; That the Commission close the public hearing regarding this matter. The motion was made by Mr. Finke, seconded by Mr. Hutchinson and unanimously approved.

GENERAL MEETING (TIME PERMITTING)

Discussion & deliberation ONLY regarding (if public hearing closed):

Land Filling & Regrading Application #207-B, William & Rose-Marie Shanahan, 58 Sunswyck Road. Proposing to fill and regrade in association with the construction of a new residence and pool, and perform related site development activities.

Commission members noted that this matter is not yet ready for decision and the public hearing will be continued on June 23.

Mr. Conze read the following agenda item, which is for Hoyt Street.

Site Plan Application #251-A, Special Permit Application #246-A, Land Filling & Regrading Application #184-A, Lot Line Adjustment #609-A, Hoyt Street Partners, LLC, 277, 285, 289, 293 Hoyt Street; 6, 12, 48 Wakemore Street. Proposing to relocate proposed clubhouse/recreation center, to fill and regrade in association with the realignment of a private road (Wakemore Street), and to construct a new driveway off of Wakemore Street, make lot line adjustments, and perform related site development activities.

Commission members said that they felt that the application is generally approvable and that they will need to strongly support the third driveway (the second emergency driveway) that would be directly from Hoyt Street. The final decision regarding that matter would be up to the Department of Transportation (DOT). They asked the staff to draft a resolution for action at a future meeting.

Any Other Business (Requires two-thirds vote of Commission)

The following motion was made: That the Commission discuss the possible meeting with the Board of Selectman. The motion was made by Mr. Spain and seconded by Mr. Bigelow and unanimously approved.

Commission members discussed possible meeting dates. They suggested July 7 and/or July 14 at 7:30 P.M. They suggested that the meeting take 30-45 minutes. Mr. Ginsberg will work on arranging a meeting that is mutually convenient for the Commission and the Board of Selectmen.

There being no further business, the meeting was adjourned at 9:15 P.M.

Respectfully submitted,

David Keating
Assistant Planning & Zoning Director