

TOWN PLAN & ZONING COMMISSION

MINUTES

Thursday, August 23, 2012

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on August 23, 2012 scheduled for 7:00 p.m. at Town Hall, 800 Bloomfield Avenue in Bloomfield, Connecticut with the following members present:

Present:
Barry Berson, Chairman
Fannie Gabriel
Pamela Gray
Charlotte Gregg
Alfred LeFebvre
Elene Needelman
Nick Panke
Barbara Reid

Also Present: Thomas Hooper

Absent: Abraham Ford, Jr.
Byron Lester, Secretary
Maureen Sullivan,
Recording Clerk

1. Call to order

Mr. Berson called the meeting to order at 7:00 p.m.

2. Approval of July 26, 2012 Minutes

Ms. Needelman made a motion to approve the July 26, 2012 minutes. Mr. Panke seconded the motion and it was approved. (Mr. LeFebvre abstained from voting on the motion.)

3. Application of Richard Lair, All Pallet Recycling LLC for a Special Permit for outside storage at 28 Britton Drive, I-2 zone.

Mr. Panke excused himself from this application as he knew the applicant personally and professionally. Ms. Reid was the alternate member sitting on this application.

Ms. Needelman read the Legal Notice that appeared in The Hartford Courant. Mr. Berson discussed the procedures for Public Hearings.

Mr. Edward Lally, a Licensed Professional Engineer and Land Survey with an office in Windsor, represented Mr. Richard Lair of All Pallet Recycling. The applicant requested an approval of a modification to a previously approved site plan, a Special Permit to allow outside storage as an accessory use, a Special Permit to allow a reduction of the required parking on the site and a Special Permit to allow a deferral of some of that parking. The property consists of approximately 10 acres. The plans were discussed. The applicant proposed purchasing the property and renting the front building to the current owner for a term time. The applicant proposed installing additional parking in the rear, loading docks, new pavement, a new handicapped space, a new walkway, as well as putting in an area for storage. The business was discussed. The pallet and wood storage would not exceed 15 feet in height. The Economic Development Commission voted unanimously in favor.

Mr. Hooper discussed the site and did not believe the Commission needed to be concerned with the visibility from the street or any outside property. The issue with the handicap accessibility to the building and the lack of a dumpster has been addressed.

Questions from the public:

Mr. Conrad Derrian, a property owner in Bloomfield, wanted to know if the pallets will be stored outside or inside the warehouse. Mr. Lally responded the pallets will be stored inside while being worked on and then stored outside in the outside storage area, no higher than 15 feet. The area will be screened from view from the street and adjacent properties. Mr. Derrian asked how many trucks will be at the site in a week timeframe to which Mr. Lair responded approximately 15 to 20 trucks.

Questions from the Commission:

Ms. Reid asked about the dumpster. Mr. Lally showed the plans with the dumpster pad, which cannot be seen from the street.

Mr. LeFebvre asked about the truck route and Mr. Lally explained the route. The applicant is proposing more loading docks. Mr. LeFebvre asked about the number of employees to which Mr. Lair responded there are 25 employees. The parking spaces were discussed.

Ms. Gabriel asked how many rows of pallets would be stored at any time. Mr. Lally stated the area of storage is defined by the plan and cannot be exceeded. Ms. Gabriel asked how long will the pallets remain outside. Mr. Lair responded some pallets will be outside for a time, but not a long period of time.

Mr. Berson asked what happens if the pallets are above 15 feet. Mr. Lally responded the applicant would be in violation of the permit and it can be pulled. Mr. Berson asked if there will be loose lumber outside. Mr. Lally responded there will be a storage area for lumber.

Comments from the public:

Mr. Derrian asked about the owner of the building. Mr. Lally responded Mr. Zacks is the owner of the building who is selling it to the applicant.

There were no comments from the Commission.

Ms. Gabriel made a motion to close the public hearing. Ms. Needelman seconded the motion and it was approved unanimously.

Ms. Needelman made a motion to approve the application of Richard Lair, All Pallet Recycling LLC for a Special Permit for outside storage at 28 Britton Drive, I-2 zone, including reduction of the parking by 10 spaces and deferring 7 spaces, and all improvements as presented at the public hearing. Ms. Gabriel seconded the motion and it was approved unanimously.

**4. Application of First Student Inc.
for a Special Permit for outside
storage at 522 Cottage Grove Road,
Building E, I-1 zone.**

Mr. Panke rejoined the meeting and sat on the application. Ms. Needelman read the Legal Notice that appeared in The Hartford Courant.

Mr. Roger Kellman, P.E. of F.A. Hesketh & Associates, represented First Student Inc. The applicant applied for a Special Permit for outside permit of buses. The property and operation were discussed. The proposed operation in the rear would be for the storage of the applicant's excess fleet. There will not be junk buses. First Student is a world-wide company. This lot was given a Special Permit in 2008 for outdoor storage of wood products. This is a Special Permit request for outdoor storage of excess fleet on the rear piece of property.

Mr. Hooper discussed the site and believed it was a good location for what the applicant proposed.

There were no questions from the public.

Questions from the Commission:

Ms. Gray asked where the applicant currently stores the vehicles that are taken off line. Mr. Phil Pisketella, a Service Manager with First Student, replied the vehicles that are taken off the road are currently stored in the location where they are taken from. There is excess fleet in New Haven which has reached capacity. Ms. Gray asked how long the vehicles are stored. Mr. Pisketella replied if the bus is up for sale, it will remain at the site until it is sold. Ms. Gray asked if the vehicles are insured and if their registration is maintained. Mr. Pisketella responded the applicant carries some type of insurance on the buses, and the registration is removed if the buses are going to be sold.

Ms. Reid asked how many buses the site holds to which Mr. Kellman replied the maximum is for 126 buses.

Mr. LeFebvre asked about the traffic route. Mr. Pisketella discussed the traffic flow.

Ms. Needelman asked if the parked vehicles will be insured for any damage that may occur and will the vehicles be maintained if there is damage. Mr. Pisketella discussed the lot in New Haven where the buses are auctioned every four months.

Mr. Panke asked if all the buses will be sold. Mr. Pisketella responded 40 to 50% will be for sale. Mr. Panke asked where the buses will be serviced. Mr. Kellman replied there is a building which was approved as the initial Special Permit application. There are 9 bays and the buses will be serviced inside the building. The fencing around the site will be repaired. Mr. Panke asked if there will be continued maintenance of the screening of the property to which Mr. Pisketella replied yes.

Ms. Gabriel asked about security. Mr. Kellman discussed the site. The gate cannot be locked. The fence around the site was discussed. Mr. Pisketella stated there have not been any issues at this site.

Ms. Gregg asked about the lighting. Mr. Kellman replied there is no proposed lighting in the back section of the site.

There were no comments from the public.

Comments from the Commission:

Ms. Gray commented she was not clear if this will be a storage facility or if there will be auctioned buses, but hoped the buses are not stored for a long period of time.

Mr. Kellman stated about half of the buses are for resale and about half of the buses might go back into operation. Normally within four months the buses are sold. First Student is a national company with a very good reputation.

Ms. Needelman made a motion to close the public hearing. Mr. LeFebvre seconded the motion and it was approved unanimously.

Mr. LeFebvre made a motion to approve the application of First Student, Inc. for a Special Permit for outside storage, 522 Cottage Grove Road, Building E, I-1 zone. Ms. Gabriel seconded the motion and it was approved unanimously.

5. Adjournment

Mr. Hooper gave the Commissioners a copy of the Plan of Development that was adopted. The Council endorsed the Plan.

Mr. Hooper received a letter from the attorney who represents the Simon Foundation, the dog shelter on Rescue Lane. The Simon Foundation would like to have a veterinarian located on the premise. Mr. Hooper reviewed the Regulations and believed this would be an accessory use to the shelter. The Commissioners were in agreement with Mr. Hooper.

Mr. Panke made a motion for the meeting to adjourn. Ms. Needelman seconded the motion and it was approved unanimously.

The meeting adjourned at 7:45 p.m.

Byron Lester, Secretary

Maureen Sullivan, Recording Secretary