

Draft - TOWN PLAN & ZONING COMMISSION

MINUTES

Thursday, January 26, 2012

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on January 26, 2012 scheduled for 7:00 p.m. at Town Hall, 800 Bloomfield Avenue in Bloomfield, Connecticut with the following members present:

Present:
Nick Panke, Acting Chairman
Abraham Ford, Jr.
Fannie Gabriel
Pamela Gray
Charlotte Gregg
Alfred LeFebvre
Elene Needelman
Barbara Reid

Also Present: Thomas Hooper
Maureen Sullivan,
Recording Clerk

Absent: Barry Berson, Chairman
Byron Lester

1. Call to Order

Mr. Panke, Acting Chairman, called the meeting to order at 7:00 p.m. Mr. Ford was the Acting Secretary. Congratulations to Mr. LeFebvre who will be a full time member of the TPZ. Ms. Pamela Gray was introduced as a new alternate member of the TPZ.

Mr. Panke discussed the procedures for public hearings.

2. Minutes of November 17, 2011

Ms. Gabriel made a motion to approve the amended minutes of November 17, 2011. Mr. LeFebvre seconded the motion and it was approved unanimously.

3. Application of 843 Blue Hills Avenue, LLC for a Special Permit for a package store at 843 Blue Hills Avenue, GWB zone.

Mr. Ford read the Legal Notice that was posted in The Hartford Courant on January 13, 2012 and January 20, 2012.

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

Mr. Ed Lally, a Licensed Professional Engineer and Land Surveyor from Windsor, represented the applicant, Mr. John A. Givens and his wife, who are members of 843 Blue Hills Avenue, LLC. The applicant requested approval of a Special Permit under Section 4.5.D.4A of the Bloomfield Zoning Regulations to allow alcoholic liquor sales in accordance with Section 4 of the Bloomfield Zoning Regulations within the Blue Hills Gateway District at 843 Blue Hills Avenue. The property was shown on the plans. The entrances to the site were discussed.

Mr. Lally discussed the parking. The location of other package stores in town was discussed. The town is allowed one additional package store. The applicant received a variance from the ZBA at the January meeting. Mr. Givens will submit a written consent to the town to follow a litter control plan.

Questions from the public:

Mr. Sal Carrabba stated he was concerned about littering, loitering and break-ins. Mr. Carrabba discussed security issues at his site and asked what can be done to guarantee the security of the buildings around the applicant's site. Mr. Lally commented about the security at the neighboring site. Mr. Lally stated the rules and regulations control the use. The applicant is not responsible for policing other areas.

Mr. Givens stated he has never had a break-in at his property and stated the neighbor never discussed any security with him.

Ms. Gray and Ms. Gregg were the alternate members voting this evening.

Questions from the Commission:

Ms. Gray stated she sat on the application this month for 843 Blue Hills Avenue on the Zoning Board of Appeals.

Ms. Reid asked where the package store will be located on the site. Mr. Givens replied the package store will be on the side of Blue Hills Avenue. Mr. Givens' plumbing business is a separate building and is in the back. The parking was discussed.

Mr. LeFebvre asked if there will be a dumpster at the site to which Mr. Givens replied there is a dumpster on the property. Mr. Lally showed the dumpster on the plans.

Mr. Lally discussed the traffic pattern.

Mr. Ford asked if the owner would routinely clean up the litter on his site. Mr. Lally replied the applicant will discuss with staff a litter control plan. The applicant agreed to put up a no loitering sign if the Commission believed it was important.

Ms. Needelman asked about the site. Mr. Lally discussed the parcel on the corner of Blue Hills Avenue. Mr. Givens owns the two buildings and the land around the buildings.

Mr. Panke discussed his concerns regarding traffic at this location. Mr. Hooper discussed the driveway. Mr. Lally stated the driveway is a shared driveway with the monument company.

Ms. Gabriel asked about signage. Mr. Lally and Mr. Hooper discussed the Regulations regarding signage.

Comments from the public:

Mr. Carrabba stated he spent a lot of money on lighting at this site. There are lots of beer bottles on his property. Traffic issues and safety issues were discussed. The litter control plan was discussed. The nearby cul-de-sac was discussed which Mr. Corrato stated was the perfect parking area for parties.

Comments from the Commission:

Ms. Gray stated concerns of loitering and the cul-de-sac should be reported to the police department.

Mr. LeFebvre commented the applicant would be responsible for cleaning up his property, not the rest of the town.

Mr. Ford agreed with Ms. Gray's and Mr. LeFebvre's comments. Mr. Ford discussed the applicant's attempt to clean up the property. Traffic was discussed. Package stores in town were discussed.

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

Mr. Ford made a motion to approve the application of 843 Blue Hills Avenue, LLC for a Special Permit for a package store at 843 Blue Hills Avenue, GWB zone with the stipulation there will be a litter control documented registered with staff and also a "No Loitering" sign and a "No Consumption of Alcohol" sign posted at the site, as well as exit signs posted on the north side of the property, with a one way entrance. Ms. Gray seconded the motion and it was approved unanimously. Mr. Panke commented he supported this reluctantly.

4. 8-24 referral – discontinuance of a portion of Douglas Street.

Mr. LeFebvre made a recommendation to the Town Council to discontinue a portion of Douglas Street. Ms. Gabriel seconded the recommendation and it was approved unanimously.

5. 8-24 referral – CL&P easement at Laurel School

Mr. LeFebvre made a recommendation to the Town Council to grant an easement to CL&P at Laurel School. Ms. Gabriel seconded the motion and it was approved unanimously.

6. Plan of Conservation and Development update.

Mr. Hooper gave an update on the Plan of Conservation and Development.

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

The meeting adjourned at 8:25 p.m.

Nick Panke, Secretary

Maureen Sullivan, Recording Secretary