

TOWN PLAN & ZONING COMMISSION

MINUTES

Thursday, May 24, 2012

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on May 24, 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
Byron Lester, Secretary
Elene Needelman
Nick Panke

Also Present: Thomas Hooper
Maureen Sullivan,
Recording Clerk

Absent: Abraham Ford, Jr.
Alfred LeFebvre
Barbara Reid

1. Call to order

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

All alternate members sat on the applications this evening.

2. Approval of April 26, 2012 Minutes

Mr. Lester made a motion to approve the April 26, 2012 minutes. Mr. Panke seconded the motion and it was approved unanimously.

3. Application of Alvin & Company Inc. c/o Scott Shoham for a Special Permit and Revised Site Plan for an addition and Reduction of parking facilities at 1335 Blue Hills Avenue, I-2 Zone.

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on May 11, 2012 and May 18, 2012. Mr. Berson discussed the procedures for Public Hearings.

Mr. Christian Alford, P.E. and Land Surveyor, introduced Mr. Scott Shoham, President of Alvin & Company, and Mr. Jonathan Festa, architect for the proposed building. The site was discussed. The applicant requested two special uses: to permanently reduce the site parking requirement and a temporary deferral of the parking. The applicant proposed removing the house that was in the front of the site, creating a more efficient parking lot and loading area. The building is approximately 55,000 square feet and the applicant would like to increase it to 73,000 square feet. There are 70 employees. The Regulations would require 146 parking spaces. The first Special Permit is for a reduction of 36 spaces. The second Special Permit is a deferral of 110 spaces. The applicant will build 83 parking spaces. The site plan was

discussed. Mr. Alford addressed Mr. Hooper's comments in staff's memorandum of May 16, 2012.

Mr. Jonathan Festa of Pelletier Builders in Coventry explained the addition will be 21,000 square feet of warehouse. The existing office portion of the building will be turned into a second floor office building, an increase from 3,400 square feet to 6,000 square feet. The building was discussed.

Mr. Hooper discussed the site. The impervious coverage will drop slightly. The parking reductions were discussed and staff suggested the Commission approve the request. There were no comments from the Fire Department. Mr. Festa stated the building will maintain the current fire lane.

There were no questions from the public.

Questions from the Commission:

Ms. Gabriel asked about the landscaping and Mr. Alford discussed the landscaping plan.

Mr. Berson asked about the lighting to which Mr. Alford replied new lighting will be installed. Mr. Berson asked about the frequency of deliveries to the site. Mr. Shoham replied there will be about 12 trucks a day, which is the current delivery schedule. Parking spaces on the site were discussed.

There were no comments from the public.

Comments from the Commission:

Mr. Panke commented he thought it was good to have a business stay in town and expand and wished the applicant well. Ms. Gabriel agreed with Mr. Panke.

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

Mr. Panke made a motion to approve the application of Alvin & Company, Inc. c/o Scott Shoham for a Special Permit and Revised Site Plan for an addition and reduction of parking facilities at 1335 Blue Hills Avenue, I-2 zone to include all comments made by staff including recommendations which were complied by regarding park lighting and also parking landscaping, also the maps provided to the Commission dated March 26, 2012 and a later map regarding landscaping May 2, 2012, in addition to include that this application meet all the Special Permit criteria of the Special Permit of the Commission from 1 to 7, 9.5.E Special Permit criteria, including the reduction of parking as presented in the meeting. Ms. Gabriel seconded the motion and it was approved unanimously.

4. Application of 1298 Blue Hills Avenue, LLC dba Dunkin Donuts, for a Special Permit and Revised Site Plan to allow a drive-in window at 1298 Blue Hills Avenue, I-2 Zone.

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on May 11, 2012 and May 18, 2012. Mr. Berson discussed procedures for Public Hearings.

Mr. Nick Paindiris of Brown Paindiris & Scott in Hartford and Glastonbury represented 1298 Blue Hills Avenue, LLC. Mr. Brian Plourde, Civil Engineer, drafted the plan before the Commission. Mr. Plourde was unable to make the presentation due to a medical emergency. The builder of the project, Mr. Phil Shoma, made the detailed presentation. The notices have been distributed and the appropriate paperwork submitted. The plan was for Mr. Zaphiris to relocate his business from across the street to this site. The site was discussed. There will be a small addition to the property to accommodate a drive-through operation. The front entrance

will be moved closer to Windsor Avenue. The remodeling will enhance the aesthesis of the building. The proposal provides for cueing of ten cars. The entire parking lot will be repaved and relined; currently there are 46 parking spaces. The required amount is only 13 spaces. As a result, the impervious coverage is 78 percent. The plan proposed to eliminate 12 parking spaces, resulting in impervious coverage of less than 65 percent. It will be replaced by landscaping.

Mr. Phil Shoma, owner and operator of Anco Construction Services, discussed the bump out requirement for the drive-through window, the front door will be moved towards the Old Windsor Road area, the stacking meets the State code, the entrance and exits were discussed, the exterior of the building will match Dunkin Donuts standards, the parking lot will be replaced with new material and landscaping will be added to the site. The interior will be redone completely.

Ms. Stephanie Fuss, owner of Stephanie Fuss Associates in Glastonbury, discussed the landscaping plan. Mr. Hooper commented about the sandy soil conditions at the site.

Mr. Hooper discussed the plans, the stacking for drive-through windows, changes to the driveways, improving the coverage of the site, the landscaping plan, and parking spaces.

There were no questions from the public.

Questions from the Commission:

Ms. Gray asked if there will be any signage when exiting on Old Windsor Road. Mr. Paindiris stated if the town thought signage was necessary then the applicant will comply. Mr. Hooper stated the State will decide.

Ms. Gray asked the hours of operation to which Mr. Paindiris replied the applicant would like to be open 24 hours. Mr. Shoma stated the Cumberland Farms across the street is currently 24 hours.

Mr. Panke asked about the drive-through line. Mr. Shoma discussed the traffic pattern and stated there will be a rail on both sides of the door for safety issues. There will be three entrances to the building. The interior of the building and parking spaces were discussed.

Mr. Berson asked about the deliveries. Mr. Shoma stated there will be tractor trailer deliveries two times a week at 5:00 a.m. Also, first thing in the morning there will be panel van deliveries.

There were no comments from the public.

Comments from the Commission:

Ms. Needelman asked about the seating in the restaurant. Mr. Shoma stated this is a higher end store and there will be plenty of soft seating.

Ms. Gregg commented she could not image a Dunkin Donuts without a drive-through.

Mr. Hooper stated the documentation has been submitted. A District-1 permit for the drive-ways will be required.

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

Mr. Lester made a motion to approve the application of 1298 Blue Hills Avenue, LLC, dba Dunkin Donuts, for a Special Permit and Revised Site Plan to allow a drive-in window at 1298 Blue Hills Avenue, I-2 zone with all the comments and special requirements discussed at the hearing. Ms. Gabriel seconded the motion and it was approved unanimously.

**to revise Section 5.1, Floodplain
Management Regulations, of the
Zoning Regulations.**

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on May 11, 2012 and May 18, 2012.

Mr. Hooper discussed the 28 technical changes to the Flood Management Regulations which has been referred to the Capitol Regional Council of Governments.

There were no questions or comments from the public or Commission.

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

Mr. Panke made a motion to approve the application of Town of Bloomfield to revise Section 5.1, Floodplain Management Regulations, of the Zoning Regulations. Ms. Gabriel seconded the motion and it was approved unanimously.

6. POCD Discussion.

Mr. Hooper stated the Plan of Conservation and Development will be heard at the next TPZ meeting on June 28, 2012. The plan has been approved by the Capitol Regional Council of Governments. Mr. Jason Vincent and Mr. Hooper will present the general document to the public at next month's meeting and open up for public question and comment. Final changes will be made to the document. Town funds of \$120,000 were used and if the Town Council endorses the plan, the town will be eligible for reimbursement from the state. As soon as the plan is adopted, the TPZ will use the POCD immediately.

The revised bylaws were distributed.

Mr. Hooper discussed Alstom Company which is looking to relocate to Bloomfield. The company has specialized equipment that will require portions of the building to be 65 to 80 feet. The areas that are higher than our building height requirements will be chimneys and flues that house the specialized equipment. The Commission was comfortable with this.

7. Adjournment.

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

The meeting adjourned at 8:18 p.m.

Byron Lester, Secretary

Maureen Sullivan, Recording Secretary