

Town Plan & Zoning Commission Meeting
May 28, 2015
Council Chambers, 800 Bloomfield Avenue

In attendance: José Giner, Byron Lester, Nicholas Panke, Berry Berson, Barbara Reid, Alfred LeFebvre, Abraham Ford, Jr., Dan Mara

Chairman Berson opened the meeting at 7:06pm and called for a motion on the minutes of the April 23, 2015 meeting.

Motion was made, seconded and passed to accept the minutes of the April 23, 2015 meeting with corrections: first page last paragraph second sentence "as well"; first paragraph last sentence also present "was".

Agenda Items

Request for extension of Special Permit and Site Plan approval for 33 Mucko Road, Windsor Sanitation, Inc.

The Commissioners received a letter from Ed Lally and Associates on behalf of Windsor Sanitation, Inc. requesting an extension of the Special Permit and Site Plan for 33 Mucko Road. The permit which was granted on July 22, 2010 expires on July 22, 2015. Mr. Lally wrote that the approved additions to buildings 1 & 2 have not been constructed due to a slow economy and the five year extension would allow them time to complete construction. When asked if Windsor Sanitation was in compliance with their special permit, Mr. Giner answered that nothing has been brought to his attention stating otherwise and he has not received any complaints.

Mr. Ford made a motion for approval of the permit request based on testimony and all prior terms and conditions on the original permit remain the same. Ms. Reid seconded the motion and it passed unanimously.

Request for extension of Site Plan approval for 350 West Newberry Road, GLN Construction Management

Commissioners received a letter from Griffin Land, LLC seeking an extension of site plan approval for 350 West Newberry Road. The original permit was issued on 6/21/06 under the Public Act No. 11-5, which automatically extends the permit by 9 years. The current permit expires on 6/21/15, the 5 year extension would expire on 6/21/20. Mr. Giner stated that during a recent visit it was active and that they are actively marketing the site and this extension gives them additionally marketing leverage.

Mr. Lefebvre made a motion that the extension request be granted, Ms. Reid seconded the motion and it passed unanimously.

Request of Will Walter, P.E., for a Revised Site Plan at 5 Huckleberry Lane for erosion and sedimentation control measures for athletic field renovations at Bloomfield High School.

Will Walter, Professional Engineer, designers of a new synthetic turf football field and resurfacing the existing track field at Bloomfield High School is seeking approval for a revised site plan of erosion and sediment control measures. Mr. Walter stated there is no change to the design of the original permit and that this permit would address current saturation and drainage problems with the natural turf. Mr. Giner reported that the State DEEP He also stated this type of work would normally not come under TPZ review under the Zoning regulations. However there are stormwater permit requirements from DEEP that allows the applicants to bypass State permitting review if the property is less than 5 acres and the local authority approves the erosion & sediment control plan. By having the TPZ review the permit for E&S, the Town of Bloomfield is saving approximately \$12,000 in consulting and permit fees.

Mr. Walters stated that the changes were necessitated due to the construction of the site and that the town would benefit due to the additional stones, top soil and redirection of water to the catch bases. He also stated that the flow to the water creek would be decreased.

Mr. Panke moved to approve the revised site plan for erosion and control measures, Mr. Ford seconded the motion and it passed unanimously.

Request of Scott Blackburn for a Revised Site Plan at 1332 Blue Hills Avenue for parking lot reconfiguration. Fuss & O'Neil requested Site Plan revisions to a permit for 1332 Blue Hills Ave.

The revision would allow them to address and improve parking and circulation patterns around the property. Commissioners were presented with a new layout indicating a reconfiguration of the driveways and parking lot, speed bumps and additional parking spaces. It was stated that while the revised plan would introduce green infrastructure and decrease the thru traffic, there are no changes to the Wetlands Permit approved in 2013. Mr. Giner reported that in an email dated 5/28/15, Inland

Wetlands Agent, Peter Castaldi wrote that the Kaman "Master Plan for 2015 were minor and would not affect the Wetlands Permit approved in 2013.

Mr. Panke moved a motion, seconded by Mr. Lester to approve the application for the Kaman Aerospace revised site plan for parking lot reconfiguration of 1332 Blue Hills Avenue based on testimony and written documentation. The motion was adopted unanimously.

Planner's Report

Mr. Giner reported that he has met with developer of 208 apartments behind Town Hall has a revised time frame for the first quarter of 2016. He stated that they are in process of hiring engineers, doing geotechnical assessments, and preparing site plans. He stated that the firm has a good a track record of doing high quality projects.

Mr. Giner reported that Wintonbury Mall is out of foreclosure and is controlled by LNR, an investor's liquidation firm. An auction date is yet to be confirmed. He will mobilize an action plan once the auction date is confirmed.

Mr. Giner reported that current zoning regulations do not allow for places of worship in residential areas. He reported that the places of worship are allowed in commercial zones. He stated that places of worship must be treated equally as other public assembly places. It was stated that the Commission is not under any timeframe to adopt a proposal. Mr. Giner will work with Mike to submit a recommendation on special permits for future discussion.

Mr. Giner stated he foresees the months of June & July to be busier than usual based on upcoming zone changes.

- Made a motion to adjourn the meeting at 7:41pm. Mr. LeFebvre seconded the motion. The motion passed unanimously.

Respectfully submitted
Sharon Steinle
Recording Secretary