

TOWN PLAN & ZONING COMMISSION

MINUTES

Thursday, September 27, 2012

The Town of Bloomfield Town Plan & Zoning Commission held a meeting on September 27, 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
Abraham Ford, Jr.
Fannie Gabriel
Charlotte Gregg
Alfred LeFebvre
Byron Lester, Secretary
Elene Needelman
Nick Panke

Also Present: Thomas Hooper
Maureen Sullivan,
Recording Clerk

Absent: Pamela Gray
Barbara Reid

1. Call to order

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

2. Approval of August 23, 2012 Minutes

Mr. Panke made a motion to approve the August 23, 2012 minutes. Ms. Needelman seconded the motion and it was approved. (Mr. Ford abstained from voting on the motion.)

3. Application of DMW Bloomfield LLC for a Special Permit and Site Plan to allow outside storage at a proposed building at 15 Southwood Drive, I-2 zone.

Mr. Lester read the Legal Notice that appeared in The Hartford Courant on September 14, 2012 and September 21, 2012. Mr. Berson discussed the procedures for Public Hearings.

Mr. Dana Steele, P.E. of J.R. Russo & Associates in East Windsor, CT represented the applicant. M&M Transport Services is a trucking operation that will operate from the site while performing vehicle repairs and storage of up to 20 tractor trailer cabs. The site, proposal, fueling area and parking spaces were discussed. This is a 24 hour operation. The building will have floor drains and there will be an oil/water separator hooked up to the sanitary sewer. The drainage, soils, infiltration basin, proposed lighting and landscaping were discussed.

Mr. Rocco Sabatino of Pelletier Builders represented the contractor and M&M Transportation for the construction of a building which will be less than 5,000 square feet. The building will have a series of overhead doors. There will be a small office, a break room, bathroom, and a

set of stairs to a storage area for parts. There will be 24 foot eave heights. This will be a steel structure with a 4 foot high concrete kicker wall along the perimeter of the building.

Mr. Steele stated the applicant is working with staff and will comply with staff's comments.

Mr. Hooper discussed the site. Mr. Hooper's comments in his memorandum of September 18, 2012 were discussed. There were no comments from the Fire Marshall. The applicant requested a Special Permit to reduce the parking spaces to eight and Mr. Hooper believed eight spaces seemed more than adequate.

There were no questions from the public.

Questions from the Commission:

Mr. LeFebvre asked about the traffic pattern. Mr. Steele showed where the trucks will enter and leave the site on the plans. Mr. LeFebvre asked if there is security for the fueling station. Mr. Adam Marsofsky of M & M Transport Services stated the drivers use their credit card with access code. There is a 24 hour surveillance watch.

Mr. Ford asked the process when the truck cabs are picked up. Mr. Marsofsky stated the drivers carry their own keys. The driver pulls out the cab and puts the driver's car in the parking spot and then does the paperwork. This is a family-owned business which does dedicated trucking for Home Goods. Mr. Ford asked how many people work in the building. Mr. Marsofsky replied there is one office manager and two mechanics. There is no tow truck on the site.

Mr. Berson discussed the truck parking area and asked about the trailers. Mr. Marsofsky stated the trailers are at Home Goods or Marshalls. There would be a trailer on-site if there was a major repair needed. Mr. Berson asked about plantings on the north side of the property. Mr. Steele replied the Town Planner requested a screening on the north side and the applicant was in agreement. Mr. Berson asked if there was any difference in the run-off. Mr. Steele discussed the drainage. There is a slight increase in runoff to the town system, but the Town system is designed to handle a certain amount of runoff. The back portion will have a reduction in runoff. The fire hydrant was relocated because it was in the middle of the applicant's driveway. Mr. Berson asked if this was similar to the applicant's other applications to which Mr. Marsofsky responded yes. M&M Transport Services was at West Dudley Town Road for seven years and had no vandalism problems. The applicant will put up a video surveillance.

There were no comments from the public.

Comments from the Commission:

Mr. LeFebvre commented the elevations of the building look as if there are no windows or ventilation. Mr. Marsofsky replied there is ventilation and discussed the fans and the carbon monoxide detectors within the building.

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

Mr. LeFebvre made a motion to approve the application of DMW Bloomfield LLC for a Special Permit and Site Plan to allow outside storage at a proposed building at 15 Southwood Drive, I-2 zone, and a Special Permit for a parking waiver with all the comments of staff. Mr. Ford seconded the motion and it was approved unanimously.

The Commissioners wished the applicant good luck.

4. **8-24 Referral: Lisa Lane Acquisition.**

Mr. Hooper stated in April 2010 the TPZ provided a support letter to the Wintonbury Land Trust for an application for open space, the Lisa Lane property. The Wintonbury Land Trust obtained the grant. The town will acquire the property and the Wintonbury Land Trust will be holding an easement on the property for conservation and open space purposes.

Mr. Panke was in favor of recommending to the Town Council to acquire the property. The property was discussed.

Mr. Hooper stated this site will be used as an active farm.

Mr. Panke made a motion to recommend to the Town Council to purchase the property at Lisa Lane, to be used for farming purposes. Ms. Gabriel seconded the motion and it was approved unanimously.

**5. Revision to Resubdivision Plan
of Francis S. Stout, Duncaster
Road, Lot 4001, R-80 zone.**

In November 2010, there was an application of Duncaster Road, Gunn Mill Road and the end of Stone Hill for a multi-lot subdivision. Four lots were created at that point, three of which were rear lots. At the time, it was hoped the two lots off of Stone Hill Road would go to the Land Trust for open space purposes. Staff asked for a strip of property on the lot to be conveyed to the Town of Bloomfield for a walking trail connection between Stone Hill and Penwood State Park. A grant has been acquired by Wintonbury Land Trust to acquire the two lots for open space. Mr. Hooper suggested the Commission vote to amend the Subdivision plan to remove the five foot path that is on the south side of Lot 4001.

Ms. Gabriel made a motion to approve the revision to the Resubdivision plan of Francis S. Stout, Duncaster Road, Lot 4001, R-80 zone as recommended by the Town Planner for open space at the request of the Land Trust and present property owner. Mr. Lester seconded the motion and it was approved unanimously.

Mr. Hooper stated Carbone's will be opening in late November. Sadly, Mr. Bob Cromwell from the ZBA passed away.

6. Adjournment

Mr. LeFebvre made a motion for the meeting to adjourn. Mr. Ford seconded the motion and it was approved unanimously.

The meeting adjourned at 7:47 p.m.

Byron Lester, Secretary

Maureen Sullivan, Recording Secretary