Present: Chairman Barry Berson, Commissioner Steve Millette, Commissioner Byron Lester, Commissioner Barbara Reid, Commissioner Dan Mara.

Absent: Commissioner Abraham Ford, Commissioner Joslyn Chance and Commissioner Blint

Also Present: Director of Planning & Economic Development, José Giner

1. Call to Order: Chairman Barry Berson called the meeting to order at 7:00 p.m.

2. Roll Call: A quorum was established with 5 members present.

3. Approval of 8/29/19 Minutes:

   Approval of the 8/29/19 Minutes were postponed until the October meeting.

4. Site Plan Approval:

   a. Request by Justin Stone, Connecticut General Life Insurance Co., for a Revised Site Plan to allow an addition at 1350 Hall Boulevard (Cigna University), DDZ District.

   Mr. Roger Kellman of F.A. Hesketh & Associate, Inc., 6 Creamery Brook, East Granby, CT represented the applicant in this request. He stated the property is located approximately 600 feet east of Hall Blvd., and south of the southerly entrance drive to the CIGNA campus in a DDZ. The original building was utilized as a daycare center but CIGNA has been using it as a training facility.

   The proposal consists of the construction of a 5,310 sq. ft., building addition along with 49 new parking spaces with associated paved driveways. There will also be modifications to an existing storm drainage system and the construction of a storm water quality basin. The current proposal will double the size of the building and the corresponding number of parking spaces.

   The application received the required approval from the IWW Commission with conditions at the September 16, 2019 meeting. The plans submitted with the application indicate that the proposed project will comply with the required standards of the DDZ District.

   Mr. Kellman provided a full presentation to the Commission which included a diagram with the construction additions, new parking lot spaces, also he provided grading plans, landscaping plans, drainage system plans. And he stated the applicant will comply with the recommendations and confiscation from the Town Staff and this Commission.

   Chairman Berson asked Mr. Giner to provide input into this matter. Mr. Giner referred his September 18, 2019 memorandum to the TPZ Commission. After giving the location of the proposed project, he gave a description of the proposed additions and changes.

   Mr. Giner stated that in a memo dated September 19, 2019, the Deputy Town Engineer enumerated a number of concerns that needed to be addressed before signing off on the final plans. These concerns were incorporated into the recommend conditions of approval.

Commission Questions:

Commissioner Reid asked were the new entrances and the new parking spaces located on the plan. Mr. Kellman stated it is on the south drive, he explained showing her from his diagrams the location of both.

Chairman Berson asked what the schedule is. Mr. Kellman stated at present the plans are in the building department office to get a permit.

Commission Comments: None
Commissioner Lester made a motion to APPROVE the Request by Justin Stone, Connecticut General Life Insurance Co. for a Revised Site Plan to allow a 5,310 s.f. building addition along with 49 new parking spaces with associated site work at 1350 Hall Boulevard (Cigna University), DDZ District, Connecticut General Life Insurance Company, owner. This approval is subject to conformance with the referenced plans, as may be required to be revised, the representations made on the record, and the following conditions:

**Referenced Plans:**


**Conditions to be met prior to the signing of plans:**

1. Sheet MA-1: parking calculations shall be modified to provide calculation for required parking based upon building square footage and to correct number of proposed parking spaces (120 spaces are depicted on plans).
2. Sheet LA-1: Label oblong hatched entity shown between the existing building and the proposed addition.
3. Exterior doors should be labeled and concrete pads located at each egress. Specify additional sidewalk as required by applicable code as needed.
4. Applicant should consider whether a vehicle barrier would be desirable to separate new parking spaces (17) from proposed 5’ concrete sidewalk adjacent to parking.
5. Sheet LS-1: Proposed maples shall be 4” minimum caliper (per Section 6.1.B.3.f of the Zoning Regulations).
6. Additional information must be provided for the proposed water quality basin/rain garden in order to verify it meets established design criteria.
7. Sheet GR-1: Additional spot grades should be added to the plans at the limits of all proposed accessible parking spaces to verify it complies with ADA regulations.
8. Add spot grade for revised top of frame elevation where the catch basin will be raised.
9. Sheet DR-1: Location of 4” underdrain for pavement does not agree with location recommended in the Geotechnical Report prepared by Welti Geotechnical. Please adjust location or have Welti Geotechnical provide a statement agreeing to location as proposed.
10. Proposed sanitary sewer lateral shown to connect to existing lateral (of unknown elevation) at 1% slope, which is the minimum allowed by code. If test pit reveals 1% cannot be achieved, a design modification will need to be submitted to the engineering department for review/approval.
11. SD-2: Detail provided for light duty pavement. Geotechnical report specifies heavy duty pavement for access driveway and truck areas. Plans shall identify these areas and provide heavy duty pavement detail as needed, to agree with the geotechnical report.
12. Modify the detail for the underdrain to agree with the Geotechnical report.
13. A report shall be provided for review including information on the need for storm water detention for site improvements. Water quality calculations were provided that meet the volume requirements for retaining the minimum required recharge volume. The water quality basin shall be designed per 2004 Connecticut Stormwater Quality Manual and will need to include additional measures as discussed previously, to provide water quality for hydrocarbon removal.
14. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

**Conditions to be met prior to the issuance of permits:**

15. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary’s signature.
Conditions which must be met prior to the Issuance of a Certificate of Compliance:

16. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

17. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

General Conditions:

18. This project is also subject to conditions of approval of an Inland Wetlands Permit from the Inland Wetlands and Watercourses Commission.

19. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details. Final plans shall revise all notes referencing CT DOT 816 to the current version 817.

20. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structures will require new approvals from the Bloomfield Town Plan and Zoning Commission.

21. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Substantive changes to the plans will require further Commission review and approval. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

22. All work associated with the construction of facilities as approved must be completed by September 26, 2024 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

23. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commissioner Mara seconded the motion and the Commission voted unanimously to approve the request.

b. Request by Back East Brewing for a Revised Site Plan to allow a tap room expansion with added indoor seating and an outside patio on property owned by FJS Properties, LLC at 1296 Blue Hills Avenue 1-2 District.

Mr. Edward Fabrycki, of Back East Brewing located at 1296 Blue Hills Avenue, the owner of this establishment presented this request to the TPZ Commission. He stated that the building is divided into two spaces, one contains the brewery and the tap room, the other is being used as a storage with some accessory office space. The plan is to expand the tap room using the existing storage and office space.

The proposed plan also includes a new outside patio to the rear of the existing building which will replace the previously approved outside area in the front. The plans also shows a parking spot on the east side of the building for a Food Truck that would be available on a rotating basis for the use of Brewery patrons. And the plans include an area that will be available for live music performances.

Chairman Berson asked Mr. Giner to provide his input into the matter. Mr. Giner referred his September 19, 2019 memorandum to the TPZ Commission. Concerning. Included in his memorandum were his recommendations, conditions and general conditions.

Commission Questions:

Commissioner Lester asked why the establishment doesn’t stay open later on Friday and Saturday? Mr. Fabrycki stated it is not a bar.
Chairman Berson asked what the hours of operations are and he also if they only sell beer. Mr. Fabrycki stated Saturday and Sunday hours are from 12 noon until 9:00 p.m., each night. He also stated they sell just beer.

Commissioner Mara asked if they have a Connecticut Food License and how often does the food truck come to the location? Mr. Fabrycki said that they only have a license to sell pre-packaged food. Mr. Fabrycki stated the food truck comes there once every 3 weeks on a Friday. Commissioner Mara also asked what are the hours for the live music. Mr. Fabrycki stated the hours are from 5:00 p.m., until 8:00 p.m.

Commissioner Mara asked if Mr. Fabrycki had read the Town Staff’s recommendations and conditions. Mr. Fabrycki stated he has and will comply.

Mr. Fabrycki satisfied the TPZ Commission questions.

Commission Comments: None

Commissioner Mara made a motion TO APPROVE the Request by Back East Brewing for a Revised Site Plan to allow a tap room expansion with added indoor seating and an outside patio on property owned by FJS Properties, LLC at 1296 Blue Hills Avenue, I-2 District. This approval is subject to conformance with the submitted plans, as may be required to be modified, the representations made on the record, and the following conditions:

General Conditions:
1. No Certificate of Compliance or other final approval be issued until the Zoning Enforcement Officer has inspected the property for compliance with this approval.
2. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.
3. This project shall be constructed and maintained in accordance with the submitted plans. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
4. All work associated with the construction of facilities as approved must be completed by September 26, 2024 or this approval shall be rendered null and void, unless an extension is granted by the Commission.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commission Lester seconded the motion and the Commission voted unanimously to approve the request.

5. Public Hearings: None
6. Other Business: None
7. Planner’s Report:
   a. Project Updates:

   Mr. Giner submitted to the TPZ Commission a packet which contained the project updates.

8. Adjournment.

   Commissioner Lester made a motion to adjourn the TPZ Commission meeting and Commissioner Reid seconded the motion. The TPZ Commission voted unanimously to adjourn the meeting at 7:45 p.m.

NEXT MEETING OCTOBER 24, 2019

9/26/19 Town Planning & Zoning Commission

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