



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
October 23, 2017 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:00PM.

2. ROLL CALL:

At the request of Mr. Sanden, Mr. Sadlowski conducted the roll call, noting that the following individuals were present: Craig Sanden, George Closson, Jerry Martinez, Art Melycher, Barbara Wilkes, and Alternates Pete Marchand and Lee Thomsen.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. APPROVAL OF MINUTES – September 25, 2017:

MOTION: Mr. Closson, Ms. Wilkes second, to approve the September 25, 2017 Minutes; Motion passed with Mr. Closson, Mr. Melycher, Mr. Sanden and Ms. Wilkes voting aye while Mr. Martinez abstained.

5. PUBLIC HEARINGS:

A. PZC#17-18 Special Permit – Torrington Road, Map 039, Block 158, Lot 019A Applicant/Owner: Cannavo Development, LLC Proposal: Construct 4750 Square Foot Office Building with Associated Site Improvements.

MOTION: Mr. Closson, Mr. Wilkes second, to open the public hearing in the matter of PZC#17-18 Special Permit – Torrington Road, Map 039, Block 158, Lot 019A Applicant/Owner: Cannavo Development, LLC Proposal: Construct 4750 Square Foot Office Building with Associated Site Improvements; unanimously approved.

It was noted that the receipts were received verifying that notice of the public hearing was sent to the abutting property owners. Additionally, it was noted that the legal notice advertising the public hearing was published the requisite two times, in the Republican American on October 9, 2017 and October 16, 2018.

Richard Calkins, PE, of Northeast Consulting, appeared before the Commission regarding this application. Accompanying Mr. Calkins was Bob Cannavo and Mark Cannavo, Principals of Cannavo Development, LLC. Mr. Calkins noted that the proposed development is directly across from the Department of Motor Vehicles on Torrington Road. He reminded the Commission that the biggest impediment to development at this location is the grades, noting how steep the site is. Mr. Calkins explained that a gravel excavation permit is necessary as the proposal includes exceeding the 5,000 cubic yards written into the Zoning Regulations this past September. Mr. Calkins reported that an estimated 15,000 yards of earth will need to be removed to address the slopes for the proposed building, parking lots, parking and driveways. Because of the stream that bisects the project, a permit was necessary from the Inland Wetlands and Watercourses Commission and has been received. The development is being limited to the front two acres of the site. Mr. Calkins reviewed the proposed landscaping plan that included four dry wells in an effort to include LID (low impact development). He noted that the water off the slopes will collect into the yard drains and be reintroduced into the dry wells.

Mr. Calkins noted that a septic system will be necessary for the building and that a copy of both the septic system permit and DOT permit will be forwarded to Town Hall staff after it is obtained.

Mr. Calkins identified the location of the handicapped access. The slope of the driveway was noted as 12-15%. The front elevation of the building was reviewed, noting that what was being considered is a bronze architectural siding with a brick veneer, similar to that of the Eblens building located in the Torrington Industrial Park.

Mr. Calkins noted that the rear slope would include shrubberies at the bottom and the top but most of the area would include a non-mow lawn mix. He noted that the borings at the property indicate the site to be all sand and gravel.

Board of Selectmen Liaison Jack Bourque questioned the spot that the excavated materials will be hauled to. Mr. Calkins noted that it would go to other property of the Cannavo's, just down the street.

The proposed lighting for the site was reviewed and discussed, wherein the inclusion of a light pole and wall packs were noted. Mr. Calkins indicated that the plans provide for the final lighting plan to be submitted at the end. He agreed that the lighting would be ninety-degree cutoff.

Mr. Calkins indicated that the dumpster enclosure would be a chain link enclosure with vinyl slats that will hopefully match the building.

The hearing was open to the public for comment.

John Bauer of 158 Torrington Road, noting his property lays adjacent to this site, shared his concerns with his well and questioned what the hours of operation for the construction would include and what the timeline for the construction would be.

Lisa Bauer, also of 158 Torrington Road, noted that their home is approximately twenty-five (25') feet from the property line.

Mr. Calkins reported that there is no anticipated blasting necessary for the proposed construction. He explained that the hours of operation indicated on the excavation application were 8:00AM to 3:00PM. Mr. Cannavo noted that there would be no job trailer on site nor any processing of materials on site.

Mr. M. Cannavo estimated the duration of excavation to be from six months to one year, commencing in the spring. Mr. Calkins noted that the permit would be good for two years before it would need to be renewed.

MOTION: Mr. Closson, Mr. Melycher second, to close the public hearing in this matter; unanimously approved.

6. OLD BUSINESS:

A. PZC#17-18 Special Permit – Torrington Road, Map 039, Block 158, Lot 019A Applicant/Owner: Cannavo Development, LLC Proposal: Construct 4750 Square Foot Office Building with Associated Site Improvements.

MOTION: Mr. Melycher, Mr. Closson second, to approve PZC#17-18 Special Permit – Torrington Road, Map 039, Block 158, Lot 019A Applicant/Owner: Cannavo Development, LLC Proposal: Construct 4750 Square Foot Office Building with Associated Site Improvements based on testimony and subject to the following conditions:

1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.
2. Approvals as per the submitted plans, entitled, "Proposed Development for Cannavo Development, LLC Torrington Road Winchester, Connecticut Scale 1"=20' Dated 04/29/2017".
3. Subject to the Department of Transportation curb cut permit.
4. Subject to Torrington Area Health District approval of the septic system.

5. Subject to the relocation of the dumpster to fifteen (15') feet from the building pursuant to recommendation of the Building Official.
6. Lighting details and illumination to be provided once the electrical contractor determines fixtures.
7. Excavation on site to be limited to between the hours of 8:00AM and 3:00PM, Monday through Friday;
Motion unanimously approved.

Prior to the vote on the aforementioned motion, the criteria for a Special Permit were reviewed and discussed. It was noted that the proposed activity is a suitable location for the use as described. It was also noted that the proposal had the appropriate improvements, appropriate transportation, and adequate access for the police and fire. With respect to environmental protection, the applicant has noted that the wetland near the boundary on the north side will not be impacted. It was noted that the long-term viability is met as the site will include the drive being paved and the lot striped. Additionally, the proposal was noted to be in harmony with the Plan of Conservation and Development as it is the Town Gateway Zone.

7. NEW BUSINESS:

None.

8. COMMUNICATIONS:

Mr. Sanden reported that Mr. Closson and Ms. Wilkes had been reappointed to the Commission recently.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski reported that the shell of the building at ECAD (East Coast Assistance Dogs) is up, the floor has been poured at the American Mural Project, and that progress is being made with blighted properties. He reported that he has been spending a lot of time with Department of Public Works Director Jim Rollins working on a plan for the roads along with the long-term Infrastructure Committee.

Mr. Closson questioned what is occurring with Capital Products. He suggested that the date on the site plan approval be checked so that it does not expire and force it to be started anew.

Mr. Sadlowski reported that the owner of Mad River Lofts, who also owns the building across the street formerly known as the Winchester Hotel, has been experimenting with projecting across Main Street from the old hotel to the front building on Bridge Street. He noted that the owner is using a large projector on the third floor of the old hotel.

10. OTHER BUSINESS:

A. Architectural Review Committee – Vacancy.

It was noted that there had been three individuals who had expressed interest in filling the vacancy on the Architectural Review Committee. As she is an architect living in town, the Commission deemed it appropriate to select Allison Kuharski for the committee.

MOTION: Mr. Closson, Mr. Melycher second, to appoint Allison Kuharski to the Architectural Review Committee; unanimously approved.

11. ADJOURNMENT:

MOTION: Mr. Closson, Ms. Wilkes second, to adjourn at 7:53PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk