



**TOWN OF WINCHESTER**  
**PLANNING AND ZONING COMMISSION**  
Town of Winchester Town Hall  
338 Main Street - 2<sup>nd</sup> Floor - P. Francis Hicks Room  
August 14, 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, Art Melycher, Barbara Wilkes, Jerry Martinez and Alternates Pete Marchand and Lee Thomsen.

**3. AGENDA REVIEW:**

No changes were made to the Agenda.

**4. APPROVAL OF MINUTES – July 10, 2017:**

**MOTION:** Mr. Closson, Mr. Melycher second, to approve the July 10, 2017 Minutes; Motion passed with Mr. Sanden, Mr. Closson, Mr. Melycher, Mr. Marchand and Mr. Thomsen voting aye while Ms. Wilkes and Mr. Martinez abstained.

**5. OLD BUSINESS:**

**A. PZC#17-11 Site Plan – Torrington Road, Map 039, Block 158, Lot 019A Applicant/Owner: Cannavo Development, LLC Proposal: Construct 4750 Square Foot Office Building with Associated Site Improvements.**

Richard Calkins, P.E., of Northeast Consulting, appeared before the Commission regarding this application. He reviewed his client's plans to construct a building, noting that the area of land is located directly across the parking lot of the Department of Motor Vehicles. Mr. Calkins acknowledged receipt of copies of comments from town staff regarding the application. He noted that he had replied to Building Official/Zoning Enforcement Officer Marc Melanson's comments and has not received any additional replies to that. Mr. Calkins indicated that because town ordinances prohibit a dumpster within fifteen (15') feet of a building, it will need to be moved over.

Mr. Calkins reported that a determination has been made that the proposal will exceed 1,000 yards of materials to be excavated and therefore his client will need to apply for a Special Permit. He noted that it is estimated that approximately 15,000 yards of material will need to be taken out. The Zoning Regulations do not allow excavation in any zones. Therefore, a text amendment will be needed to allow this activity. It was noted that a landscaping plan has been provided. Mr. Calkins noted the likely approximate location of the septic systems but explained that they cannot be certain until the excavation is completed after which perc testing can be done. Mr. Sanden recalled that the applicant had originally anticipated a three to four month building period and questioned whether that much excavation could be done in that time-period. Mr. Calkins noted that this will likely be raised in the public hearing but that it may be possible for the applicant to store materials in a very nearby location. It was noted that the applicant may need to get his permit for the excavation and then return for the final site plan approval.

Mr. Sadlowski explained the oversight within the Zoning Regulations, noting that earth excavation currently is not allowed in any zone in town, and recommended that it should be included as a permissible use in all zones. Quantities were discussed, with Mr. Sadlowski opining that 1,000 is too low in commercial areas. It was agreed that adding earth excavation in all zones would be a Commission-initiated application.

Mr. Calkins reported that the applicant will be hooking up to the water supply pursuant to the requests of Department of Public Works Director Jim Rollins. Mr. Calkins noted that he will likely move the dumpster pad to the back, near an embankment with possibly a retaining wall if necessary.

**MOTION:** Mr. Closson, Mr. Melycher second, to continue PZC#17-11 Site Plan – 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.

## **6. NEW BUSINESS:**

### **A. PZC#17-15 (Modification – PZC#16-20) – 200 Price Road, Map 11, Block 150, Lot 46 Applicant: Master's Construction Owner: BNB Properties, LLC Proposal: Construct 27 Additional Parking Space and Access Ramp.**

Chris Bell, P.E. appeared before the Commission regarding this application. He explained that he had been before the Commission in November, 2016 at which time approval was granted for an addition to this factory. He explained that the applicant is now seeking twenty-five additional spaces and two more turned ninety degrees. Mr. Bell reviewed a drawing provided in the application entitled, "Plan prepared by Christopher G. Bell, PE, Site Plan Proposed Addition DRT Power Systems, LLC BNB Properties 200 Price Road Winsted, CT Scale 1"=40' Dated: Nov. 3, 2016 Revised: February 2, 2017 Building Official Comments Revised: February 27, 2017 Added Handicapped Space Information Revised: March 3, 2017 Added Grass Strip Around Addition Revised: August 7, 2017 Added 27 Parking Spaces & Ramp".

Mr. Bell noted that after conferring with Mr. Sadlowski regarding the dumpster site, he would like to move a group of four spaces over a few feet to avoid moving the existing dumpster. In addressing the increased runoff, Mr. Bell noted that the dry swales were increasing in size from forty (40') feet to forty-two (42') feet. Mr. Bell said that grading will not need to be increased but for one spot. Mr. Closson questioned whether that would be necessary as the applicant was seeking to shift those. Mr. Bell confirmed. Mr. Melycher questioned the total number of spots and the number of handicapped spots. Mr. Bell indicated that the total number will be seventy-five with two handicapped spots. It was noted that there should be three. Mr. Bell agreed, noting that another one will be added by the entrance. Mr. Bell noted that all the utilities will be relocated by the end of next week so that none will remain underground.

**MOTION:** Mr. Closson, Mr. Melycher second, to approve PZC#17-15 (Modification PZC#16-20) Applicant: Master's Construction Owner: BNB Properties, LLC Location 200 Price Road Proposal: Construct 27 Additional Parking Space and Access Ramp, Map 11, Block 150, Lot 46. 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, "Plan prepared by Christopher G. Bell, PE, Site Plan Proposed Addition DRT Power Systems, LLC BNB Properties 200 Price Road Winsted, CT Scale 1"=40' Dated: Nov. 3, 2016 Revised: February 2, 2017 Building Official Comments Revised: February 27, 2017 Added Handicapped Space Information Revised: March 3, 2017 Added Grass Strip Around Addition Revised: August 7, 2017 Added 27 Parking Spaces & Ramp".
3. Subject to an addition of another handicapped parking spot for a total of three on the site;
4. Dumpsters will continue to be located pursuant to the original PZC#16-20 approval and the spaced adjacent to it will be shifted one space to the west; and

5. Compliance to the conditions contained in the memorandum to the Winchester Planning Department from Public Works Director Jim Rollins, dated August 10, 2017; unanimously approved.

**7. COMMUNICATIONS:**

None.

**8. TOWN PLANNER'S REPORT:**

Mr. Sadlowski reported that the Gilbert Trust has received a Certificate of Occupancy for the new dormitories, East Coast Assistance Dogs (ECAD) has foundations going in, the American Mural Project is moving along, and that the old Union Pin site is undergoing an environmental clean-up. He noted that Marty Goldin will likely be receiving a CO next week for his Mad River Lofts. Mr. Sadlowski reported that the old Joyner Building is almost done with demolition. He reported that he has a meeting scheduled for August 15, 2017 at the Department of Energy and Environmental Protection regarding the Sue Grossman Still River Greenway, to discuss what is required in terms of permitting on the state level. He noted that preliminary cost estimates on construction of the trail indicated that the project will likely need to be scaled back somewhat and that it will probably not be paved initially. Finally, Mr. Sadlowski noted that a Cease and Desist Order had been issued on the laundromat on North Main Street until the conditions of the Special Permit are satisfied.

**9. OTHER BUSINESS:**

**A. Architectural Review Committee – Vacancy.**

Mr. Sanden reminded the commission that a vacancy exists on the Architectural Review Committee.

**B. Informal Discussion – Tom Iffland – 41 Meadow Street.**

Tom Iffland joined the Commission for an informal discussion regarding property he owns at 41 Meadow Street. Mr. Iffland reiterated his frustration with uses that are allowed at his site. Mr. Iffland noted that he would do whatever he needs to do in order to get a motor vehicle dealer license. He maintained that the site drawing included as part of his application was indeed an A2 survey but was limited to the small portion of the eight-acre piece that as part of the proposed use. Mr. Iffland reminded the Commission that he was very unhappy with the decision rendered with respect to his recent Special Permit application.

Returning to the proposed development on Torrington Road, the Commission reviewed and discussed appropriate limits for a modification to add to the Zoning Regulations with respect to Earth Excavation. Limits imposed in New Hartford and Avon were explored. Mr. Sadlowski reported that Avon has a 1,000-yard limit to trigger an application for an excavation permit. The section of the Special Regulations of the Zoning Regulations entitled, "Earth Excavation", was reviewed. Mr. Sadlowski reported that a simple modification can be made and after getting a legal review, a public hearing can be scheduled and advertised. He questioned what zones in town commissioners would like to allow the excavation. He suggested that only Route 800 can be included. He agreed to draft language and email it to the Commission.

**D. Northwest Hills Council of Governments Regional Plan of Conservation and Development 2017-2027.**

Mr. Sanden noted that the draft of the Sustainable Growth Policy Map has proposed that the area from Highland Lake up to Platt Hill as a Balanced Growth Area. He noted that there is not a slope in that area less than 25%. Mr. Marchand noted that one would only need to overlay a topographic map to see the steep slopes in the area. Mr. Sanden noted that it also would imply that there is sewer and public water in the area but there is not. Mr. Sadlowski noted that he will check with Mr. Rollins to see whether that department has a sewer service expansion plan map.

Mr. Martinez noted that the COG has sought suggestions on critical goals and regional policies, a type of case study and an example regulation. He opined that one of them should include alternative energy, specifically natural gas as a sustainable energy source, noting its abundance and cost. He observed that many people who

are not located near the gas line, have tanks at their home. He noted the drawbacks with solar energy, namely that it is dependent on the sun.

Additionally, Mr. Martinez shared his concerns with the COG's draft lacking in terms of addressing jobs for young adults, aged 18-30, in the area communities. Mr. Martinez noted that a large part of the review process with Special Permits involves harmonizing with the POCD and noted the importance of encouraging an environment for job creation and development. He noted, by way of example, an Amazon distribution plant. Mr. Closson indicated that Winchester does not have large tracts of land like a community such as Windsor. Mr. Martinez observed that the technology industry market ought to be sought to develop in the area. Mr. Closson cited inherent obstacles in this area of the state such as trucking. Mr. Martinez noted how Canton and Avon are thriving and how they may be closer to Hartford than this area of Litchfield County, but that Winchester is too far away to rely on being a bedroom community.

Mr. Sanden shared challenges he encounters with his business located in Bridgeport. Mr. Martinez explained his vision in Winchester, including having a couple of large professional-grade buildings, complete with technology, where those who own and those that are employed would also enjoy the benefit of living in the hills with all the beautiful amenities that this area offers such as the lakes and the skiing. Mr. Closson noted that the town has property like this available. Mr. Martinez noted that there is nothing contained within this draft plan to address it as a desired goal though nor are any strategies listed. Ms. Wilkes opined that those goals would be better served by the Economic Development Committee.

**MOTION:** Ms. Wilkes, Mr. Closson second, to adjourn at 8:56PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie**  
**Recording Clerk**