



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
June 12, 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: George Closson, Jerry Martinez, Barbara Wilkes, and Pete Marchand.

It was noted that Art Melycher and Lee Thomsen were absent excused. Mr. Marchand was seated for Mr. Melycher.

3. AGENDA REVIEW:

No changes were made to the Agenda.

4. APPROVAL OF MINUTES – May 22, 2017:

MOTION: Mr. Closson, Mr. Marchand second, to approve the May 22, 2017 Minutes as amended; unanimously approved.

5. PUBLIC HEARING:

A. PZC#17-08 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Iffland Industries Owner: Tom Iffland/Tim Hurrey Proposal: Used Auto Dealer in Industrial Heritage Reuse.

MOTION: Mr. Closson, Ms. Wilkes second, to open the public hearing in the matter of PZC#17-08 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Iffland Industries Owner: Tom Iffland/Tim Hurrey Proposal: Used Auto Dealer in Industrial Heritage Reuse; unanimously approved.

For purposes of expediency, Mr. Sadlowski suggested opening both public hearings as the two applications intertwine one another.

B. PZC#17-09 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Meadow Street Commons – Winsted, LLC Owner: Tom Iffland Proposal: Change to Zone to PI (Production Innovation).

MOTION: Mr. Closson, Ms. Wilkes second, to open the public hearing in the matter of PZC#17-09 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Meadow Street Commons – Winsted, LLC Owner: Tom Iffland Proposal: Change to Zone to PI (Production Innovation); unanimously approved.

Mr. Sadlowski reported that the public hearing was advertised the requisite two times for both applications, on May 29, 2017 and June 5, 2017, in the Republican American. Additionally, proof of mailing to abutting property owners was provided.

He noted that one application should be done before the other and the Commission agreed to receive testimony on the used auto dealer first.

Tom Iffland appeared before the Commission on these two applications. Citing Building Official/Zoning Enforcement Office Marc Melanson's comments regarding the survey lacking the parking for the auto dismantler, that portion of the proposal had already been withdrawn. Mr. Iffland noted that he is seeking approval for just the used auto dealer use, explaining that he has five parking spaces designated for that. Mr. Iffland noted that the many items contained within Mr. Melanson's staff comments have not been completed and will not be completed until approval is received from this commission for the use. Mr. Iffland indicated that he would complete whatever requirement Mr. Melanson might have should this commission grant a conditional approval. Mr. Sadlowski explained that the Architectural Review Committee had suggested the limit of five. Mr. Sanden pointed out that the survey was a Class D survey, contrary to the A2 he noted was required by the Zoning Regulations. Mr. Iffland explained that he had assumed that his surveyor provided what was necessary.

Mr. Closson noted that there had been a statement of recognized uses for this property issued after the Zoning Regulations were updated in November, 2016. Mr. Sadlowski explained that there had never been an auto dealer at this location but that under Industrial Heritage Reuse, almost anything may be approved through a Special Permit application.

Mr. Sanden noted that as he drives by the site often, he has personally observed a boat, an excavator and two dump trucks that have all been parked in same spot for some time as well as landscaping work needed at this site. Mr. Iffland noted that those vehicles are registered. He indicated that he would clean, mow, cut the brush and maintain the property if his application is approved. Mr. Iffland indicated that he was displeased with the change of zone that occurred with this property with the new Zoning Regulations.

Mr. Closson explained that the Commission has been working on coming up with a plan to reinvigorate these areas. He noted that adding another industrial reuse beyond what is already there is going to be met with reluctance.

Mr. Sanden questioned whether any members of the public wanted to speak regarding this application. No comments were received.

MOTION: Mr. Closson, Mr. Marchand second, to close the public hearing in the matter of PZC#17-08 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Iffland Industries Owner: Tom Iffland/Tim Hurrey Proposal: Used Auto Dealer in Industrial Heritage Reuse; unanimously approved.

The Commission then proceeded with the Public Hearing regarding PZC#17-09, a proposal to change the current zone to PI (Production Innovation).

Mr. Iffland explained that he purchased this property three and a half years ago. He noted that he has been fixing this property up and adding tenants regularly. He noted that his realtor has indicated that the list of allowed uses is troublesome and confusing and that even with the uses allowed by Special Permit, they do not facilitate interest in the property.

Mr. Sanden questioned what type of business Mr. Iffland is being deprived of given the current zone. Mr. Iffland explained that the auto dealer license and dismantler license would have been allowed before the new Zoning Regulations. He noted that a bagging plant is another use he had considered. Mr. Iffland emphasized the difference between whether a use is permitted by right, through a site plan submission, or whether it is more involved, such as through a Special Permit application. He noted that it takes so much more time to go through a Special Permit process.

Mr. Martinez explained that the Special Permit process allows the Commission a better review process. Mr. Sanden noted that the uses contained within the Statement of Uses, provided to the applicant in November of 2016, was very thorough. Mr. Iffland reiterated his position on the difficulties involved with Special Permits.

Mr. Sanden questioned whether any members of the public wanted to speak regarding this application. No comments were received.

MOTION: Mr. Closson, Mr. Martinez second, to close the public hearing in the matter of PZC#17-09 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Meadow Street Commons – Winsted, LLC Owner: Tom Iffland Proposal: Change to Zone to PI (Production Innovation); unanimously approved.

6. OLD BUSINESS:

A. PZC#17-08 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Iffland Industries Owner: Tom Iffland/Tim Hurrey Proposal: Used Auto Dealer in Industrial Heritage Reuse. Noting Mr. Melanson's staff review comments, Mr. Sanden and Mr. Marchand noted that there are many unanswered questions as part of this application. Mr. Closson concurred noting that the requirements of the Department of Motor Vehicles in seeking a dealer license is even more extensive than this commission.

MOTION: Mr. Closson, Ms. Wilkes second, to deny Application #17-08 Special Permit Applicant: Iffland Industries Owner: Tom Iffland and Tim Hurrey Location: 41 Meadow Street Proposal: Used Auto Dealer in Industrial Heritage Reuse Map: 106 Block: 095 Lot: 13/14, without prejudice due to insufficient information in the application; unanimously approved.

B. PZC#17-09 Special Permit – 41 Meadow Street, Map 106, Block 095, Lot 13/14 Applicant: Meadow Street Commons – Winsted, LLC Owner: Tom Iffland Proposal: Change to Zone to PI (Production Innovation).

Mr. Closson reminded commissioners that a great deal of time was spent reviewing Winchester's town center and the neighborhoods on both sides of it. He noted that the intention of the new zoning was to rehabilitate the neighborhoods in order to see the uses in the old industrial buildings be something outside of merely warehouses. He opined that changing the zone just so the applicant could obtain an auto dealer license is not justified. Mr. Sanden opined that the uses described in that Statement of Use provide a viable means for the applicant to expand his business within those parameters. Ms. Wilkes concurred. Mr. Martinez noted that he can understand the perspective of the applicant in that prior to the adoption of the new zoning map in November, 2016, he would have been afforded industrial uses by right. However, Mr. Martinez noted the availability for review with proposals taking place in this largely residential neighborhood, especially given the present condition of this property.

MOTION: Mr. Closson, Mr. Marchand second, to approve Application PZC#17-09 Zone Change Applicant: Iffland Industries Owner: Tom Iffland and Tom Hurrey Location: 41 Meadow Street Proposal: Zone Change Map 106, Block 095, Lot 13/14. The Applicant's request for a Zone Change from Town Center Residential to Production and Innovation is hereby granted; Motion failed with Mr. Sanden, Mr. Closson, Ms. Wilkes, Mr. Martinez and Mr. Marchand opposing.

7. NEW BUSINESS:

A. CGS Sec. 8-24 Referral – 32 Lake Street - Action requested: To Consider Sale of Town-Owned Property and Offer Recommendation to the Board of Selectmen.

MOTION: Mr. Closson, Ms. Wilkes second, to refer the sale of 32 Lake Street to the Board of Selectmen with a positive recommendation; unanimously approved.

B. 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.

Mr. Sadlowski noted that this application is going through the review process with the Inland Wetlands and Watercourses Commission. The Commission formally received this application and noted that it will be discussed at their next regular meeting.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski noted that DR Power Systems in the Industrial Park are framing an addition which will increase their building by one-third. He noted his discussion with Electric Motion who is considering building a parking lot in the back to accommodate an additional shift of employees. Mr. Sadlowski noted that the American Mural Project is installing a new wall to stop water from entering the basement. He explained that the last remediation at the former Union Pin site will likely receive approval at the next Inland Wetlands meeting.

10. OTHER BUSINESS:

A. Zoning Regulations.

Mr. Sadlowski reminded the Commission about the public hearing scheduled for July 10, 2017. He noted that letters have been sent explaining the changes to all property owners who will be directly affected. Mr. Sadlowski indicated that he has received a few phone calls in response to these letters and that everyone has seemed to be fine with the proposed changes.

B. Architectural Review Committee – Vacancy.

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

MOTION: Mr. Closson, Mr. Marchand second, **to adjourn at 8:15PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**