



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

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:02PM.

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, Art Melycher, Barbara Wilkes, Pete Marchand and Lee Thomsen.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. APPROVAL OF MINUTES – January 9, 2017:

MOTION: Mr. Closson, Mr. Melycher second, to approve the January 9, 2017 Minutes; unanimously approved.

5. PUBLIC HEARING:

A. PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070

Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch.

Mr. Sadlowski reported that he had discussed this application with Ms. Vanyo. It was noted that she will likely need to discuss this with the Board of Selectmen in order to get her property line resolved.

MOTION: Mr. Closson, Mr. Melycher second, to continue to the next meeting, Application PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070 Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch; unanimously approved.

B. PZC #16-23 Special Permit – 306 West Wakefield Boulevard, Map 032, Block 120, Lot 021 Applicant: Cape Cod Fence of CT, Inc. Proposal: Install 46' of four-foot black c/c system and 30' of four-foot high PVC picket fence.

Richard Whitehead appeared before the Commission regarding this application. Mr. Melycher questioned whether the black fence is a solid fence. Mr. Whitehead indicated that it is a black chain link fence. Mr. Melycher questioned whether the fence would be just chains or also include slats. Mr. Whitehead indicated that it will not include slats.

Mr. Whitehead explained that there are two types of fencing proposed: one is a black chain link fence that goes along the road while the other is a four-foot vinyl fence that will go towards the lake along the side of the property. Mr. Sanden noted the staff comments provided by Public Works Director Jim Rollins. Mr. Marchand explained that the chain link fence allows the snow to go through it. Ms. Wilkes expressed concern with what responsibility lays with the Town should the fence get damaged. Mr. Sanden noted that Mr. Rollins addressed that in his comments wherein he indicated, "...DPW is only responsible if the plow makes direct contact with the fence...".

MOTION: Mr. Closson, Mr. Melycher second, to close the public hearing in the matter of PZC #16-23 Special Permit – 306 West Wakefield Boulevard, Map 032, Block 120, Lot 021 Applicant: Cape Cod Fence of CT, Inc. Proposal: Install 46’ of four-foot black c/c system and 30’ of four-foot high PVC picket fence; unanimously approved.

C. PZC #17-01 Special Permit – 178-180 Rowley Street, Map 033, Block 158, Lot 050 Applicant/Owner: Northwest Sporting Goods, LLC Proposal: Construct Self Storage Building and Parking Lot on Vacant Lot on 180 Rowley Street; Add 64 Storage Units Inside Building at 178 Rowley Street; and Remove 2000 square feet of Retail Inside Building at 178 Rowley Street.

MOTION: Mr. Closson, Mr. Melycher second, to open the public hearing in the matter of PZC #17-01 Special Permit – 178-180 Rowley Street, Map 033, Block 158, Lot 050 Applicant/Owner: Northwest Sporting Goods, LLC Proposal: Construct Self Storage Building and Parking Lot on Vacant Lot on 180 Rowley Street; Add 64 Storage Units Inside Building at 178 Rowley Street; and Remove 2000 square feet of Retail Inside Building at 178 Rowley Street; unanimously approved.

Mr. Sadlowski read the legal notice into the record, reporting that it had been published the requisite two times, January 12, 2017 and January 17, 2017, in the Republican American. Additionally, he noted that the file contained receipt of notice to abutting neighbors of this Public Hearing.

Mr. Sadlowski reported that the Architectural Review Committee met last week to review this application and have provided recommendations and comments.

Rob Colabella, PE, of Laurel Engineering appeared before the Commission regarding this application. Mr. Colabella acknowledged receipt of all staff review comments as well as those of the Architectural Review Committee. Mr. Colabella reported that this feedback has been addressed by Laurel Engineering through modifications made within the plans and described in detail in a correspondence from them to Mr. Sadlowski dated January 23, 2017, copies of which were provided at this meeting to commissioners. The location of the trees planned for the front of the building were modified from originally proposed which had included them installed in a straight line to instead a more staggered pattern. Mr. Colabella reported that Mr. Sadlowski had suggested a landscaping berm and therefore, one was added. Mr. Colabella noted that a monument sign was included in response to the Architectural Review Committee’s suggestions. A detail of this is included on the submitted drawings, according to Mr. Colabella.

Mr. Colabella addressed the comments of Building Official/Zoning Enforcement Officer Marc Melanson. He noted that the handicapped parking signage has been added to the plans. Mr. Colabella explained that all of the handicap parking comments have been addressed along with those pertaining to wheel stops. Additionally, Mr. Colabella noted that there are no sidewalks proposed for the site nor are there hallways for this building. He also pointed out that there are no garbage facilities proposed for this location. He explained that the architectural drawings have now been submitted. Mr. Colabella reported that this business will have no employees and that it will be comprised of 32 units. He noted that the exterior lights are shown on the drawings and that there will be a reduction in impervious surface on the site from what is there currently, through the planting of grass and added landscaping. He referenced the plans pointing out the location of the trees and the parking spots.

Mr. Colabella then reviewed the layout of the pre-engineered proposed buildings, noting that there are ten dark green overhead doors as well as six on each end. He noted that there will be an antique white/sand colored finish. Mr. Colabella also noted that elevation views have been provided.

With respect to drainage, Mr. Colabella explained that water will sheet flow to a raingarden. He explained that permission will need to be sought from Connecticut Department of Transportation to tap into the back of their basin but noted that he does not foresee a problem in obtaining it.

Mr. Colabella reported that all business will be transacted out of the Sporting Goods Store as there will be no offices located at 180 Rowley Street.

Mr. Closson questioned how the applications were brought together into one. Mr. Colabella explained that in talking with Mr. Sadlowski, it was noted that there are no changes to the exterior, or rather no site changes at all, to 178 Rowley Street. Mr. Sadlowski explained that it is only a change of use, from Retail to Storage. Mr. Melycher questioned whether there will still be Retail. Mr. Colabella confirmed that there will still be some retail use but that the applicants are seeking to add some storage. He noted that about half of the retail will be converted to storage. Gene Berlinski, appearing on behalf of the applicant, confirmed that they are eliminating the maintenance portion of the garage.

Mr. Closson questioned whether the interaction between the two sites is open. Observing that there is no plan before the Commission on 178 Rowley Street, he questioned what paving will occur. Mr. Colabella noted that there will be paving on only 180 Rowley Street pursuant to the new Zoning Regulations. Mr. Closson questioned whether there was ever a site plan approved by the Planning and Zoning Commission for the demolition of the house that had existed at 180 Rowley Street previously. Mr. Berlinski explained that one was not necessary from Planning and Zoning Commission and confirmed that a demolition permit was secured through the Building Department.

In response to Mr. Closson's question about tying into the state drainage, Mr. Colabella explained than an overflow basin exists within the raingarden and confirmed that it is only for the overflow. Mr. Sadlowski explained that it will include an underdrain, too. Mike Sherman, PE, of Laurel Engineering explained that the raingarden will handle a one-hundred year storm. In response to Mr. Closson's question about the driveway, Mr. Colabella explained that they will be utilizing the approved, existing driveway. Mr. Closson questioned whether there is any security fencing proposed for the site. Mr. Berlinski indicated that there will not be as part of this proposal but would consider it if circumstances occur that make it become necessary. With regard to the building located at 178 Rowley Street, Mr. Thomsen questioned what end the storage will be located. Mr. Berlinski explained that it will be the opposite end of the site as there will be room for expansion of retail to the left of the building.

Board of Selectman Liaison Steve Sedlack questioned whether some of the parking is planned for the storage of vehicles. Mr. Berlinski explained that it only seems like a lot of parking is there due to the layout created as a result of the setbacks. Mr. Sadlowski questioned whether any of the space will be used for storage of campers, noting that there are some there presently. Exterior storage was then discussed.

MOTION: Mr. Closson, Ms. Wilkes second, to close the public hearing in the matter of PZC #17-01 Special Permit – 178-180 Rowley Street, Map 033, Block 158, Lot 050 Applicant/Owner: Northwest Sporting Goods, LLC Proposal: Construct Self Storage Building and Parking Lot on Vacant Lot on 180 Rowley Street; Add 64 Storage Units Inside Building at 178 Rowley Street; and Remove 2000 square feet of Retail Inside Building at 178 Rowley Street; unanimously approved.

6. UNFINISHED BUSINESS:

A. PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070 Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch.

No business discussed.

B. PZC #16-23 Special Permit – 306 West Wakefield Boulevard, Map 032, Block 120, Lot 021 Applicant: Cape Cod Fence of CT, Inc. Proposal: Install 46' of four-foot black c/c system and 30' of four-foot high PVC picket fence.

MOTION: Mr. Closson, Mr. Melycher second, to approve Application #16-23 Special Permit Applicant: Cape Cod Fence of CT, Inc. Owner: Sam Heelan Location: 306 West Wakefield Boulevard Proposal: Install 46' of

four-foot black c/c system and 30' of four-foot high PVC picket fence Map 032, Block 120, Lot 021. 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. Approval is granted based on the plan submitted, "Renovations to Dr. Daniel Hersh Residence 306 West Wakefield Blv'd. Winchester, CT 06098 John Martin Associates Architects" as marked depicting the location of the two fences; unanimously approved.

C. PZC #17-01 Special Permit – 178-180 Rowley Street, Map 033, Block 158, Lot 050 Applicant/Owner: Northwest Sporting Goods, LLC Proposal: Construct Self Storage Building and Parking Lot on Vacant Lot on 180 Rowley Street; Add 64 Storage Units Inside Building at 178 Rowley Street; and Remove 2000 square feet of Retail Inside Building at 178 Rowley Street.

The Commission noted that the application meets the requirements of the Plan of Conservation and Development as well as the Low Impact Development (LID) requirements through the inclusion of a Bio-Retention/Rain Garden.

MOTION: Mr. Melycher, Mr. Martinez second, to approve PZC #17-01 Special Permit Applicant: Northwest Sporting Goods, LLC Owner: Northwest Sporting Goods, LLC – 178-180 Rowley Street, Location: 178-180 Rowley Street Proposal: Construct Self Storage Building and Parking Lot on Vacant Lot on 180 Rowley Street; Add 64 Storage Units Inside Building at 178 Rowley Street; and Remove 2000 square feet of Retail inside building at 178 Rowley Street Map: 033 Block: 158 Lot:0037A and Map: 033 Block: 158 Lot(s): 050. 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. Approval is granted based on the following:
 - Plans submitted prepared by Laurel Engineering, LLC entitled, "Self Storage Facility Site Plan 180 Rowley Street Prepared for Northwest Sporting Goods and Supply, LLC Winsted Connecticut Project 16-111 Date 12/27/16 Revised 01/23/2017 Scale 1"=20' ", Sheet 1, Sheet D-1, Sheet D-2, and Sheet SCS-1;
 - A plan prepared by Laurel Engineering, LLC entitled "Self Storage Facility Architectural Details 180 Rowley Street Prepared for Northwest Sporting Goods and Supply, LLC Project 16-111, Date 01/18/17 Revised 01/23/2017 Scale As Noted" Sheet A-1, A-2 and A-3;
3. Up to eight of the rear parking spaces may be used to store registered motor vehicles or RVs/boat trailers. Remaining spaces to remain as parking;
4. Subject to Connecticut DOT approval of drainage connection and driveway as per submitted Site Plan; unanimously approved.

7. NEW BUSINESS:

None.

8. COMMUNICATIONS:

Mr. Sadlowski reported that the Connecticut Bar Association will host a Land Use Law Seminar on Saturday, March 25, 2017 at Wesleyan University. He strongly recommended the seminar.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski noted that a copy of the report he submits to the Board of Selectmen has been provided to this Commission.

10. OTHER BUSINESS:

A. Zoning Regulations.

Mr. Sadlowski provided three properties for consideration for zone change. Included among them was changing the former Kentucky Fried Chicken restaurant from Town Single Family to Town Gateway Zone, changing the Industrial Park from Town Gateway to Production & Innovation, and potentially changing what is known as the Cannavo property across from the site of the proposed new medical center from Town Single Family to Town Gateway.

Various Zoning Regulations were discussed as possible changes were considered.

Among the proposed changes were:

- A. Modifying Accessory Structures by through the setback requirements in Town Single Family, Town Center Residential and Town Center;
- B. Building Height Picture added to the Highland Lake District i. Building Height; and
- C. Changed language in the Highland Lake District and Rural Residential i. Building Height; and
- D. Liquor Sales language modified.

Ms. Wilkes reported that she will be unable to attend the February 18, 2017 regular meeting.

11. ADJOURNMENT:

MOTION: Ms. Wilkes, Mr. Closson second, **to adjourn at 8:23PM; unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Clerk