

Planning and Zoning Commission
40 Old Farms Road
Willington, CT 06279
November 19, 2019- 7:30 PM
Regular Meeting Minutes

Members Present:

Walter Parsell
Andy Marco
Randy Belair
Joseph Hall
Laurie Semprebon- seater for Douglas Roberts
Robert Shabot- Alternate

Members Absent:

Douglas Roberts
Joseph Lucia

Also Present:

Michael D'Amato- Zoning Agent
Richard Roberts- Attorney from Halloran and Sage

Public Hearing:

PZ-19-12 Special Permit: Sections 5.04.01.02.14 Motor Vehicle Fuel Sales, Tire Repair and Replacement & 5.04.01.02.19 Retail Trade & 5.04.01.02.20 Restaurants. 3 Polster Road: Applicant Gregory McCracken, Owner: Loves Travel Stops and Country Store (Hearing must be scheduled within 65 days)

Gregory McCracken, attorney from Jacobs, Walker, Rice and Berry represented the owner and began introducing the team from Fuss and O'Neil present to speak. Attorney McCracken discussed the history of the project and reason another special permit is being applied for. He stated the team present this evening would present the application and respond to points brought up by Willington's town engineer. He further stated all notices have been sent to abutters, signs are posted, and all information that is required under section 13.03 has been met.

Craig Lapinsky, professional engineer from Fuss and O'Neil, presented site specifics and gave an overview of the proposal stating it is identical to the previous special permit approval except the northern most entrance was moved slightly, wells were relocated, the septic system and treatment building were modified and changes were made based on conditions from previous PZC and IWWC application approvals. Further discussed phasing of site work and explained erosion and sedimentation controls would be installed prior to site work commencing. All proposed erosion controls meet the 2012 erosion and sedimentation control guidelines. He continued by outlining the stormwater plan and stated the plan was updated to reflect the most recent rainfall data. They are still working with the Department of Public Health to get final approvals for well locations. Stated all exterior lighting would be full cut off at the property boundary and LED. The building and footprint have not changed since the 2012 approval. Spill response plan, litter control narrative, and monitoring requirements have been updated in application package.

Matt Germine, professional engineer from Fuss and O'Neil discussed the wastewater treatment system. Outlining each step and part of the system and changes from the last application.

Mark Vertucci, senior transportation engineer, discussed the three driveways and changes made from the previous application. Outlined site line requirements and presented proposed signage along Polster Road, surrounding intersections and along I-84. Talked about improvements that will be made to Polster Road. The snow control plan was discussed and it was mentioned calcium chloride would be used.

A. Marco asked if the maintenance schedule was in plans regarding stormwater control.

Lapinsky stated everything has maintenance schedule build and it is built into the manual.

L. Semprebon asked about parking motor homes or cars with trailers park.

Rich Sheffield stated there are designated parking spaces for RVS and there is an adequate turning radius.

L. Semprebon asked on sheet CS-102 why the proposed pavement was different. Stated concerns with traffic issues exiting the nearby off ramp. Asked if signage met the regulations and if the site lines took snow into consideration.

R. Sheffield responded to the proposed pavement stating it meets the required standards and the difference in pavement is due to traffic flow.

M. Vertucci showed the traffic model that was run for the intersection in question and stated DOT would be reviewing this. Loves is responsible for clearing the snow and will handle the site line issued in the winter months

C. Lainsky stated they have not changed the proposed signage since the previous application.

M. Germine brought up plan CD-512 and discussed multiple steps, details and capabilities of the septic system per the request of R. Belair.

B. Shabot asked if any construction would occur prior to erosion and sedimentation controls were installed. Stated white pine is proposed on back side of building and parking lot and concern with the size of the tree and stated they are not salt tolerant. Asked the applicant to consider cedar trees. Also asked about the stormwater area between the tractor trailer fueling area and Polster Road, questioned why they did not consider rain garden for that area. Spoke to sheet CU102 and questioned the area between the stormwater basin and septic system, concerned with heavy sheet flow from the upgradient wetland. Spoke to reasons why the proposed retaining walls should be planted.

C. Lapinsky stated only necessary clearing to install erosion and sedimentation controls would be done prior to installing them. Stated the proposed basin in the truck fueling area this promotes infiltration similar to rain garden and is low impact, there were site constraints which prohibit a rain garden.

Scott Wing stated if the traffic study was not done on Saturday and Sunday it is not accurate. That is the busiest time of day at the TA. Spoke to issues on the off ramp and intersection.

Jim O'Neill asked if this was going to increase traffic on Ruby Road.

Karen Bradley concerns regarding traffic flow past proposed truck stop and light pollution.

Peter Anderson, Conservation Commission, submitted letter to board

K. Demers, Vice Chair of Conservation Commission highlighted concerns. Spoke to the value of the resources on property and discussed location of wetlands and watercourses both on and off site. Asked applicant to show where wetlands flow into Roaring Brook. Spoke to importance of vernal pools, and wetlands on the property. Concerned about increase in sound levels, asked about sound reduction barriers. Concerned phase 1 of construction may block migration of frogs and salamanders, proposed begin phase 1 commence after migration period. Asked about measures are going to be taken to identify and mitigate nonnative/invasive plants. Requested the basins next to the truck fueling area be grassy to help cool the runoff.

W. Parsell made a motion to continue to the public hearing to December 3, 2019. B. Shabot second. All in favor.

New Business:

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Discussion tabled due to public hearing remaining open.

Minutes:

L. Semprebon made a motion to approve the October 15, 2019 minutes. W. Parsell second. All in Favor B. Shabot abstained

Staff Report:

Meeting Schedule for 2020 proposed A. Marco made motion to approve the 2020 meeting schedule. J Hall second. All in favor.

South Willington Village discussion, M. D'Amato stated he is starting to look at changing the zone down in the area to promote businesses in area.

Meeting adjourned at 10:10 PM

Respectfully Submitted,

Emily Perko