

Planning and Zoning Commission
40 Old Farms Road
Willington, CT 06279
September 3, 2019

Members Present:

Walter Parsell- Chair
Andrew Marco
Randy Belair
Joseph Hall
Laurie Semprebon- Seated

Members Absent:

Joe Lucia
Douglas Roberts

Also Present:

Michael D'Amato- Zoning Agent
Emily Perko- Assistant Zoning Agent

Public Hearing: PZ-19-7 Zone Change Application from R80 to DCR (Designed Community Residential. 0 River Road MBLU: 05/006-00 Applicant Niu Gao

Niu Gao began presenting his reasoning and proposal for the zone change he is requesting. Gao spoke of the company he is a part of and background of the other investors that are a part of the project. If the zone change is approved, he is looking to develop the property into higher end townhouse style apartments, pending approval he will be able to have 13 total units on the property. Gao spoke regarding the crumbling foundation issues and the tax relief burden on the town and how residents, especially condominium residents will be looking for temporary housing as foundations are being replaced. He spoke to the amount of tree clearing that will need to occur, stating their intention is to keep the property as vegetated as possible.

L. Semprebon asked what primary motivation for this project

N. Gao stated many of his faculty peers are looking for nicer places to live close to the university, especially younger families that cannot afford a home yet as they continue education. Also, there is many temporary faculty that come to the university for a couple of years then relocate and therefore do not by a home. The proposal includes 13 units total, 9- 2 bedroom and 4- 3-bedroom units with 1 car garages and laundry facilities.

L. Sullivan- will we know if our water will be affected

N. Gao stated there is multiple testing and permits that need to be completed and approved prior to construction can begin in addition he will share the information with the abutting apartment complex.

R. Maloney, representing Economic Development Commission, gave their support to the project.

M. Makuch stated as a former property owner in the area he thinks it is a great use for the property and has always thought this piece of property is well suited for a development like this. From a fire

department perspective, the impact is low, additionally he agrees with the need for housing like this in the area.

Joe Hall made a motion to close the public hearing, Laurie Semprebon second. All in favor.

Applications received

PZ-19-10 Special Permit: Section 11.24 Farm Event Facilities 211 Jared Sparks Road Applicant: Joseph Hall

W. Parsell made a motion to schedule October 1. A. Marco Second. J. Hall recused. R. Belair and L. Semprebon in favor.

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

L. Semprebon made a motion to schedule public hearing for October 15, W. Parsell second. All in favor.

New Business

PZ-19-7 Zone Change Application from R80 to DCR (Designed Community Residential). 0 River Road MBLU: 05/006-00. Applicant Niu Gao.

Discussion occurred with the commission in support of the zone change, specifically due to the alignment with the Plan of Conservation and Development.

L. Semprebon motioned to accept the zone change from R80 to DCR, R. Belair second. All in favor.

Unfinished Business

PZ-19-5: Special Permit: Section 5.02.01.02.01 Special Permit Uses in the R80 Zone. 25 Old Farms Rd, Applicant: Tom Snyder.

Discussion occurred amongst the commission as to whether to add hours of operation to the conditions of approval.

W. Parsell made a motion to approve the application with the following conditions:

1. Events with more than 25 attendees shall be limited to not more than 60 times per year.
2. Any expansion of the building, modification to the site or installation of exterior site lighting shall require zoning approval.
3. The detached residential structure shall not be utilized for any purpose other than storage and/or office space without prior approval from the Planning and Zoning Commission.
4. Following this approval all subsequent approvals as required by the CT Fire Safety Code and CT State Building Code shall be obtained.

L. Semprebbon second. All in favor

Minutes

July 16, 2019

Discussion occurred on the motion that was made for PZ-19-8, L. Semprebbon did not agree with the wording of the motion, stating her motion was for soil and water testing not a soil management plan.. R. Belair made a motion to approve the minutes, A. Marco second. W. Parsell abstained. All in favor.

August 7, 2019

A. Marco motioned to approve the minutes. W. Parsell second. R. Belair abstained. All in favor.

Public Comment

M. Makuch, representing the Willington Hill Fire Department, spoke to a comment that was made at a previous meeting regarding open permits. He stated all permits have been closed and spoke to the issue regarding lot coverage/impervious surface. Stating the condition of the zoning approval was after any additions to the property the amount of impervious surface had to be reduced. The plans after the addition show a decrease in impervious surface after construction and requirements of previous zoning approval have been met.

Staff Report

A letter was sent to Dollar General regarding their landscaping and a sign that was been knocked over.

Motion adjourned at 8:44 PM

TOWN OF WILLINGTON, CT
Received for record 9/11/2019
At 10:15am Oliver R. Few T.C.