

Planning and Zoning Commission

February 1, 2022 – 7:30 PM

Meeting Agenda

Note: This meeting was held online.

A. Call to Order

W. Parsell called the meeting to order at 7:30 PM.

B. Roll Call/ Seating of Alternates

Doug Roberts

John Tehan

Joe Hall

Rebecka Sinosky

Walter Parsell

Bob Shabot

C. Applications to be Received

a. PZ-22-1 Permit Renewal Section 15 Excavation, Sand & Gravel at 0 River Rd

Owner/Applicant: Phillip DeSiato

M, D'Amato explained this is for a sand and gravel renewal and that the owner is away currently and will attend a meeting in March for his renewal.

D. Public Hearing

a. PZ-21-24 Special Permit for signage at Loves Travel Stop. 3 Polster Road Applicant: Betty Torstenson Owner: Love's Travel Stop & Country Stores Inc.

W. Parsell opened the public hearing. Greg McCracken gave a brief background of the project and explained this application was for the signs to be included on the Loves truck stop property. He went on to present the signage package and indicated that the signs would be in accordance with town regulations. He addressed a question from town staff indicating that no sign would be placed on the canopy of the gas station. He addressed concerns about sign height and confirmed they would be in compliance with regulations at fifteen feet. He showed compliance with setback regulations, he also showed the landscaping plan and addressed signage on top of the gas pumps.

W. Parsell asked what the landscaping would look like around the main sign.

G. McCracken showed the engineering drawings for the landscaping plan along with specifications for different plants and landscaping. He stated he would be happy to provide more detail if necessary.

W. Parsell asked M. D'Amato if this plan met all of the regulations in his opinion. M. D'Amato referred to a plan review memo he wrote and indicated that G. McCracken hit all the points he

made in the plan review, but one thing he would like to see would be the intensity of the lighting for the signs. G. McCracken said that they would provide intensity and lumens on an updated plan but had not yet because they wanted to be sure that the signage package was ok before they did so. The commission agreed that they wanted to see the intensity of the lights, G. McCracken said they were happy to do so.

B. Shabot commented that the illuminated signs were a great improvement from other similar signage in the area.

W. Parsell asked the public if they had any questions or comments.

R. Tulis of 47 Village Hill Road noted that the engineering plans showed the signs being 15 feet tall from the base of the sign to the top but asked how tall the concrete footings would be as that might bring the signs out of compliance. He noted that the sign foundation heights were not included. He also noted that it was unclear as to where the street sign would be, as well as that placement of a sign on the side of the retaining wall would not be good as there is a tree line there. He added that he was happy with the internally illuminated signs and would like to pay attention to the intensity of the lighting.

W. Parsell followed up and requested the height of the sign foundations be clarified. G. McCracken agreed and said he would clarify. W. Parsell motioned to keep the public hearing open until the next meeting, B. Shabot seconded, **All in Favor, Motion Passed.**

G. McCracken stated that he would clear up those concerns and get it to the commission before the next meeting.

E. New Business

a. PZ-21-20 Annual Permit Renewal Section 15 Excavation, Sand & Gravel at 180 Tolland Turnpike Applicant: Diane Becker Owner: Holt Mountain LLC

b. PZ-21-21 Annual Permit Renewal Section 15 Excavation, Sand & Gravel at 171 Tolland Turnpike Applicant: Diane Becker Owner: Lawrance Becker

c. PZ-21-22 Annual Permit Renewal Section 15 Excavation, Sand & Gravel at 9 George Dr. Applicant: Diane Becker Owner: Becker Lawrance

d. PZ-21-23 Annual Permit Renewal Section 15 Excavation, Sand & Gravel at 328 Ruby Rd Applicant: Diane Becker Owner: Ruby Associates General Partnership

Peter Alter, an attorney for the applicant, reported that the Gravel operations have continued as they have in the past, and there were no problems to report. He stated that the operations have continued in accordance with appropriate best management practices, and all health and safety requirements. He noted that one issue requested by the commission to be fixed had been, this

issue being that the driveway was deteriorating and dirt was being tracked into the road. W. Parsell asked when it was fixed, P. Alter said in June and July 2021. He stated that another concern of the commission was the continued involvement of Halley & Aldriche, the consulting environmental engineers for the quarries who have installed monitoring wells and continued to provide well monitoring reports and storm water monitoring reports for the 180 and 171 Tolland Turnpike properties which were provided to the commission. He stated that these reports showed no impacts on the surrounding environment. He stated that operation for the sites has been slower in the past year. He stated that the other two properties, 9 George Drive, and 328 Ruby road were less intense but continue to be operational and asked that these two permits be renewed as well on a yearly basis, and that he believes they are in compliance with all the regulations. He asked the commission if they had any questions.

W. Parsell asked if the activity planned for the next year would be similar to what it has been. P. Alter stated that it would be.

W. Parsell asked the commission if they saw any reason to continue the hearing. No one on the commission did. B. Shabot commented that he was happy that the applicants had indulged in the water testing.

M. D'Amato added that there was an August 1st deadline to pave the driveway which they did comply with.

J. Tehan Motioned to approve applications a, b, c, and d. R. Sinosky seconded. **All in Favor. Motion Passed.**

F. Unfinished Business

G. Approval of Minutes

a. January 4, 2022

B. Shabot motioned to approve the minutes of January 4th, 2022. W. Parsell seconded. **All in Favor, Motion Passed.**

b. January 18, 2022

J. Tehan motioned to approve the minutes of January 18th, 2022. B. Shabot Seconded. **All in Favor, Motion Passed.**

H. Correspondence

I. Public Comment:

The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here nor can any comments be made about any items on the agenda

J. Staff Report/Discussion

a. Affordable Housing Plan Survey Status and Project Website

M. D'Amato followed up and showed the commission a webpage created on the Town website to provide all of the information about the Affordable Housing Plan. He also stated that the Board of Education is working on distributing the survey throughout the school system.

K. Adjournment

W. Parsell adjourned the meeting at 8:08 pm.