

**MINUTES
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
APRIL 17, 2007 · 7:00 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT**

PRESENT: Commissioners Mips, Kelsey, Profe, O'Brien and Smith
Alternate Commissioners Brookman, Clark and Towers were present
but not seated

ALSO PRESENT: Town Planner Barz, Assistant Planner Bertotti and Planning
Secretary Madison

I. PUBLIC HEARINGS

Commissioner Mips opened the public hearing and Commissioner Profe read the legal notice into the record.

1. **Special Use – 1001 Day Hill Road**, Modification of the condition prohibiting the operation of motor bikes outside the building for the period of August 13, 2007 through August 19, 2007, Zoning Regulations Section 8.1.6E, I-1 Zone, Mototown Properties, LLC/Wall
2. **Special Use – 139 Old Poquonock Road and 753T Day Hill Road**, Motorcycle race in conjunction with 1001 Day Hill Road in August 2007, Zoning Regulations Section 8.1.6E, I-1 Zone, 139 Old Poquonock Realty, LLC/Wall

The Commission directed that the above two applications would be heard together and voted on separately.

Jack Wall, attorney with Wall, McCormack and Robinson, P.C., 860 Prospect Hill Road, spoke for the applicant. On behalf of the applicant, he requested that the parcel at 139 Old Poquonock Road be removed from the Special Use application for a motorcycle race in conjunction with 1001 Day Hill Road in August, 2007. He presented a drawing and he described the location of the three parcels, noting that the 139 Old Poquonock Road parcel would in no way be involved in the race event.

Mr. Wall said that the applicant was asking for permission to run a national sanctioned super motocross event. He said that it would be a one-time event this year, and if it was successful, the applicant would apply again next year for the same event.

Tom DeFranzo and Napoleon Tatro of Mototown played an American Motorcyclist Association (AMA) power point presentation describing the super motocross race.

Wilson Alford, Jr., engineer with Alford Associates, Inc. presented a drawing and described the site and the surrounding area. He indicated the location of the existing building at 1001 Day Hill Road and the proposed track location at 753 Day Hill Road.

Commissioner Mips requested public comments. The following people spoke in favor of the application:

Charlie Smith, 158 Rainbow Road; Craig Vigdar, 17 Ridgefield Road; and Robert DeFranzo, 44 Ridge Boulevard, East Granby.

Speaking against application:

George Yeramian, 739 Prospect Hill Road; Carolyn Whyte, 56 Silver Birch Lane; Bill Stephenson, 56 Silver Birch Lane; Dave Zukowski, 2 Lochview Drive; Tim Lescalleet, Riverbend Associates, Inc.; Richard Snedeker, 58 Lochview Drive; Alan Amato, 745 South Brookvale Road, Cheshire representing Infinity II; Mike Frechette, 675 Prospect Hill Road; George Cosma, 59 Silver Birch Lane, Barry Bianco, 63 Silver Birch Lane; Edward Sullivan, 1 Meadowlark Drive; Joe Carvalho, 127 Old Poquonock Road; and Matt Pascarelli, 55 Silver Birch Lane.

Commissioner Profe read a letter from Madeline and Leon Alford, 426 Lantern Way, dated April 16, 2007, in opposition of the application.

Town Planner Barz said that staff had many outstanding issues with the application. He said that the applicant was asking for a special use approval for this event without a site plan. He said that it was not a simple application and he did not feel comfortable about treating the site plan as a staff review application under Zoning Regulations Section 3.9. He said that if the Commission were inclined to approve the application, the staff would work to make sure that it was as safe as possible and he recommended several conditions including acceptable noise levels, safety, parking, litter control and an emergency action plan.

Fire Marshal Walker said that the Poquonock Fire House received and responded to 43 calls to Mototown over a six-month time period.

The meeting was recessed at 9:48 p.m. and resumed at 9:53 p.m.

There was a general discussion. There was a consensus of the Commission to recess the hearing for these applications until a special meeting on May 1, 2007 to give the applicant the opportunity to have a noise study done by a certified engineer with the Town Planner present; and to prepare a detailed site plan.

Commissioner Profe moved to recess the above two applications until a Special Meeting on May 1, 2007 at 7:00 p.m., Town Hall, Council Chambers. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.

3. ***Special Use Re-Approval – 753 Day Hill Road and 139 Old Poquonock Road**, Fill Removal, Zoning Regulations Section 2.4.15L, I-1 Zone, 139 Old Poquonock Realty, LLC/Alford
4. ***Special Use Re-Approval – 753 Day Hill Road and 139 Old Poquonock Road**, Filling, Zoning Regulations Section 2.4.15M, I-1 Zone, 139 Old Poquonock Realty, LLC/Alford

Wilson Alford, Jr., Alford Associates, Inc. presented a drawing and described the site. He said that because no work is planned for 139 Old Poquonock Road, the applicant wished to remove that parcel from the applications and is seeking re-approval of filling and fill removal at the 753 Day Hill Road parcel only.

Mr. Alford said that the applications were recessed at the meeting on April 10, 2007 because there were two issues that needed to be resolved: the question of whether 139 Old Poquonock Road has the right of access from Old Iron Ore Road and how this use would be affected by the Special Use request for the outdoor track at 753 Day Hill Road.

There was a general discussion. There was a consensus of the Commission that the above two applications should be recessed until the special meeting on May 1, 2007.

Motion: Commissioner Profe moved that the above two Special Use re-approval applications for fill and fill removal at 753 Day Hill Road be postponed until the special meeting on May 1, 2007 at 7:00 p.m., Town Hall, Council Chambers. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.

5. ***Special Use – 80 Bloomfield Avenue**, Home Occupation Video Production, Zoning Regulations Section 4.5.19, R-8 Zone, Washer

Commissioner Profe read the letter of withdrawal submitted by the applicant dated April 17, 2007 into the record.

* Indicates items that were recessed from the TP&ZC meeting on April 10, 2007

II. CGS § 8-24 Referral Requests

1. Drainage Easement to State Route 75 and Marshall Phelps Road

Economic Development Director Burke presented a drawing and described the location of the proposed easement. He said that the drainage easement would be provided to the state for a drainage structure and drainage way from Route 75 to Marshall Phelps Road for road improvements. He requested that the Commission recommend approval of the drainage easement to the state.

Motion: Commissioner Profe moved that the Town Planning & Zoning Commission recommend to the Windsor Town Council, pursuant to CGS § 8-24, approval of the

proposed drainage easement to the State of Connecticut as shown on the drawing and described in Exhibit A. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.

III. ADJOURNMENT

Motion: Commissioner Profe moved to adjourn the meeting at 10:45 p.m. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.

Respectfully submitted, _____, Marian Madison, Recording Secretary

I certify these minutes were adopted on May 14, 2007.

Karl Robert Profe, Secretary