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**MINUTES
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
JULY 26, 2016 5:30 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT**

**Present: Commissioners Mips, Profe, Scharoff, Smith, and Alternate Commissioner Levine
Alternate Commissioner Jaggon was present but not seated**

Also Present: Town Planner Barz and Assistant Town Planner Kenyon

Commissioner Mips opened the meeting at 5:30 p.m.

I. OLD BUSINESS

1. Zone Boundary Change – 1530 Palisado Avenue, B-2 to NZ, Sachdev

- Public hearing closed at the July 12th Town Planning and Zoning Commission meeting. Commission to make formal decision.

Town Planner Barz said the applicant and the property owner were unable to close on the property prior to the meeting. A memo was submitted requesting that the decision be postponed to the September meeting.

Motion: Commissioner Profe moved to postpone the zone boundary change decision at 1530 Palisado Avenue to September 13th. Commissioner Levine seconded the motion and it passed unanimously, 5-0-0.

II. NEW BUSINESS

A. Re-Approvals/Revisions/Extensions

- 1. Site Plan Revision – 4 Batchelder Road, reconstruct existing tennis courts, add 2 tennis courts and pavilions, NZ Zone, Loomis Chaffee Institute/Milone and MacBroom**

Dan Kroeber, Professional Engineer with Milone and MacBoom, presented the application. He explained that he has been working with the Loomis Chaffee Institute on tennis court reconstruction. Mr. Kroeber stated the project includes courts on both the north and south side of campus. He said there are currently six courts in the southern area of campus. The courts are 20 years old and have reached the end of their life expectancy. Several options were examined and they settled on rebuilding the courts in their current location. Mr. Kroeber explained the middle set of courts would be pushed back from the road to allow a small plaza area to be

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constructed so players and spectators could gather. The existing ten foot tall fence would be replaced with a ten foot fence. Mr. Kroeber said the maximum height allowed under the Zoning Regulations is eight feet so Commission action would be needed to approve the taller fence. He went on to explain that the ten foot tall fence would drop down to four feet in the middle of the court so that spectators could see better. He said that there would also be two small pavilion spaces which would allow people to get out of the sun. The Zoning Regulations require a 40 foot setback, however the pavilions do not comply with this setback because the closest would be 6.5 feet from the street line. Mr. Kroeber went on to explain that he has worked on the staff comments and has obtained floodplain and stormwater approval as well as approval from the Inland Wetlands and Watercourse Commission.

Mr. Kroeber then described improvements to the northern courts. He said there are currently five courts in that area, however four are being proposed now. He explained the existing courts are not regulation size and one of the courts does not have lines for doubles matches. He said there are usually six matches occurring at one time so the current five courts don't work. They are proposing to split the courts with a central walkway down the middle and another pavilion would be added. Another two courts would then be constructed on the other side of Batchelder Road. A crosswalk and sidewalk would be constructed in that area so people could travel across Batchelder Road. Mr. Kroeber explained the current discus cage would be relocated and the goal post in that area would be removed. He said ten foot fencing is also proposed in this area and again the same pavilion structure would be constructed. He said the pavilion in this location is also located within the 40 foot required front yard, it would be set back seven to eight feet from the street line in that area.

Mr. Kroeber said the campus falls within the 100 year floodplain. However Loomis has a bank of compensatory storage, which enables them to bring in 1150 cubic yards of fill for the courts. He also explained they have an erosion control plan in place and it has been engineered so there will not be any impacts on stormwater.

Commissioner Levine asked if the courts would be at grade or if they would be elevated. Mr. Kroeber responded that they are generally at grade, with some being elevated two to four inches. The courts on the other side of Batchelder Road would be elevated by about one foot.

In response to a question from Commissioner Levine regarding runoff, Mr. Kroeber explained the courts have approximately 1% pitch so the water will runoff into the grass field and infiltrate the soil before reaching the waterway. Commissioner Levine asked if runoff in the winter would flow into the road and create icy conditions. Mr. Kroeber responded that it is not currently a problem with the existing courts in that area and the reconstructed courts will function in much the same way.

Commissioner Smith asked what materials the courts would be. Mr. Kroeber responded that they would have a concrete base with tension cables and would last 25 to 30 years. Commissioner Smith asked if there would be a provision for spectator seating. Mr. Kroeber

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explained there was a four foot concrete sidewalk proposed with a bump out for seating. Some benches may be added in the area but there would be no stadium seating or bleachers.

In a response to a question about the fence height, Mr. Kroeber said the fence would be ten feet in height for the majority of the court but would drop down to four feet. Commissioner Mips asked how the existing ten foot fence was approved. Town Planner Barz responded that he was unsure how the current fence height was allowed. He went on to say that at the last meeting the Commission had discussed fences and possible changes. This site plan raised the issue of backstops, dugouts, courts, and other fences that exceed what is allowed. He said that the regulations of the AA zone must be followed but the Commission can grant a modification because of the peculiarity of use. He went on to say that typically this type of site plan would be handled by staff but because of the need for the modifications, it had to be brought before the Commission.

Commissioner Smith said he doesn't have a problem with the height of the fence but he is concerned about the setback from the street. He said from a safety standpoint there might be an issue. Mr. Kroeber responded that they were measuring the setback from the street line but the actual distance to the curb is closer to 20 feet. There was then general discussion about traffic on the road and the distance of the main buildings on campus to the road. Commissioner Profe asked if there was any information on accidents in that area. Commissioner Levine suggested speed bumps might help. Town Planner Barz responded that it was a town road so Mr. Kroeber would be unable to offer speed bumps.

Town Planner Barz said staff had reviewed the application and there were no outstanding issues. All ancillary permits and approvals have been issued.

Motion: Commissioner Profe moved to approve the site plan revision application at 4 Batchelder Road with waivers for fencing from eight feet to 10 feet and for setbacks for as low as six feet due to the peculiarity of use. Commissioner Smith seconded the Motion and it passed unanimously, 5-0-0.

III. ADJOURNMENT

Motion: Commissioner Profe moved to adjourn the meeting at 5:58 p.m. Commissioner Levine seconded the motion and it passed unanimously, 5-0-0.