

**MINUTES
TOWN PLANNING AND ZONING COMMISSION
JANUARY 14, 2020
7:00 P.M. COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CT**

Present: Commissioners Mips, Levine, Correia, Harvey and Smith. Alternate Commissioner Harvey was seated for Commissioner Profe.

Commissioner Profe and Alternate Commissioner Jaggon were absent.

Also Present: Town Planner Barz, Assistant Town Planner Sealy and Recording Secretary Lisa Ozaki.

I. NEW BUSINESS

Commissioner Mips opened the meeting at 7:00 p.m.

- A. Public Communications and Petitions (five-minute time limit per person)
None**
- B. Communications and Petitions from the Town Planning and Zoning Commission –
None**
- C. Zoning Enforcement Officer’s Report – None**
- D. CGS § 8-24 Referral Requests - None**
- E. Pre-Application Scrutiny - None**
- F. Re-Approvals/Revisions/Extensions – None**
- G. Site Plans**
 - 1. Site Plan – 903/777 Day Hill Rd., Extended Stay Hotel, I Zone, 17.8 acres, Alford Associates**

Town Planner Barz stated that staff has not signed off on this application yet.
The Commission took no action on this application.
- H. Minutes**
 - 1. December 10, 2019**

Motion: Commissioner Levine moved to approve the minutes.
Commissioner Smith seconded the motion and it passed unanimously, 5-0-0.

I. Annual Elections of Officers

Motion: Commissioner Levine nominated Commissioner Mips as Chairperson. Commissioner Smith seconded the nominated and it passed unanimously, 5-0-0.

Motion: Commissioner Mips nominated Commissioner Levine as Secretary. Commissioner Correia seconded the nominated and it passed unanimously, 5-0-0.

J. Annual Appointments to CRCOG Regional Planning Commission

Motion: Commissioner Mips nominated Commissioner Smith as the regular member to the CRCOG Regional Planning Commission.

Commissioner Levine seconded the motion and it passed unanimously, 5-0-0.

Motion: Commissioner Mips nominated Commissioner Harvey for the alternate member to the CRCOG Regional Planning Commission.

Commissioner Levine seconded the motion and it passed unanimously, 5-0-0.

II. MISCELLANEOUS

1. Zoning Practice – December 2019

2. FYI: 3.9 Site Plan Revision – 909 Stone Rd. Addition of dog kennel, AG Zone, 4.23 acres

Assistant Town Planner Sealy stated that the 3.9 Site Plan Revision was for the addition of the dog kennel and it was approved back in November 2019.

III. PLANNER'S REPORT

1. Update on recent development

Town Planner Barz stated that there has been additional progress to the restaurant in the Plaza building but that there is still a lot of work to do.

Commissioner Levine asked about the old car dealership. Town Planner Barz stated that it has been demolished and cleaned up. Town Planner Barz noted that there is an architect working on reusing something that was previously approved for the Center Design Development District at the property. Commissioner Mips stated that that would be a nice improvement and explained that the Commission approved that about five years ago. Town Planner Barz stated that it was for 42 dwelling units and about 7,000 to 8,000 sq. ft. of retail use on the bottom floor.

IV. PUBLIC HEARINGS

1. Special Use – 903 / 777 Day Hill Rd., Section 8.6P, Extended Stay Hotel, I Zone, Alford Associates

Wilson Alford Jr., Engineer from Alford Associates, Inc. was present and addressed the Commission. Mr. Alford stated that the town staff has not finished reviewing the latest

site plan revision that was given to them this week. Mr. Alford noted that he would be addressing the special use for a Holiday Inn Express, an Extended Stay Hotel. The proposed hotel would have 106 rooms with 115 parking spaces. Mr. Alford stated that there is an arrangement with Day Hill Automotive to have shared entrance access with them. Mr. Alford noted that the submitted plans included all the rooms to be over 400 sq. ft., each with a kitchen to qualify as extended stay hotel. Per the requirements for a kitchen, there has to be a countertop, a microwave, and a refrigerator. Mr. Alford stated that in the future there could be a traffic light at the access out, but it is not required at this point, as the traffic report states that the levels of service would be adequate at the time.

Commissioner Levine asked if there are any amenities proposed in the hotel. Mr. Alford stated that there are no public amenities. Commissioner Levine asked if there would be a restaurant. Mr. Alford stated that the facility would have a breakfast area, but no bar. Mr. Alford noted that there is a pool.

No public comment.

Town Planner Barz stated that the Site Plan would be brought back next month. This public hearing is just for the special use right now. Town Planner Barz noted that the masonry requirement would be implemented in the site plan approval. Town Planner Barz stated that one issue that needs to be addressed with the special use is that there is a certain amount of improvements that need to be done to Day Hill Road. Town Planner Barz noted that during the approval of the special use the Commission should require them to do the improvements. Town Planner Barz indicated that the kitchens should comply with other extended stay hotels. The wetlands application had already been approved.

Mr. Alford stated that the traffic improvements would include a new left turn lane from Day Hill Road into the property. Commissioner Mips asked if this is the old abandoned road. Mr. Alford stated that yes it is, the Old Day Hill Road that goes along Day Hill Automotive. Commissioner Levine asked if there would eventually be a traffic light there. Mr. Alford stated that this application doesn't need one, but there will probably be one with future development. Town Planner Barz asked if the hotel is going to be tied into the exit to the west. Mr. Alford stated that yes it is.

Motion: Commissioner Levine moved to approve the Special Use – 903/777 Day Hill Road – Extended Stay Hotel I Zone, Alford Associates with the following conditions:

- 1. Kitchen including cooktop, microwave, and refrigerator.**
- 2. Traffic improvements be incorporated.**

Commissioner Correia seconded the motion and it passed unanimously, 5-0-0.

2. Special Use Re-Approval – 90 Meadow Road, Section 9.6.1 & 8.6B, Outdoor Storage, W Zone, 90 Meadow Road, LLC

Blake Johnson, owner of 90 Meadow Rd., LLC was present and addressed the commission. Mr. Johnson stated that he is here to renew the existing special use for outdoor storage. Mr. Johnson noted that he met with town staff for review and the staff was good with the outdoor storage.

No public comment.

Assistant Towner Planner Sealy stated that the staff has reviewed and signed off on it. Assistant Towner Planner Sealy noted that the previous approval was for five years and establishing a longer time limit is up to the Commission.

Motion: Commissioner Levine moved to approve the Special Use Re-Approval – 90 Meadow Road – Section 9.6.1 & 8.6B, Outdoor Storage, W Zone, 90 Meadow Road, LLC for a period of ten years.

Commissioner Correia seconded the motion and it passed unanimously, 5-0-0.

3. Text Amendment to Zoning Regulations and Great Pond Form Based Code – Zoning Regulations Section 13.2.8B(1) & Great Pond Form Based Code 2.2.1, 2.3.4, 2.3.5 & 5.4, Table 5.2, 7.2.1, Alford Associates, Inc.

Wilson Alford, Jr., Engineer from Alford Associates, Inc. was present and addressed the Commission. Mr. Alford stated that he was here about a year ago with these text amendments and then a site plan approval for a TNDD at 10 Great Pond. Mr. Alford stated that there has been litigation between Winstanley Enterprises and Dan Ferraina. Mr. Alford noted that he is back to ask for the same text amendments to be approved. Mr. Alford stated that his client is proposing to have a larger building on the property with solar and geothermal added to it to increase the coverage on the property.

Commissioner Mips asked if they were going to put one large building on the 10 Great Pond property. Mr. Alford showed the Commission a site plan with one large building. Commissioner Mips stated she doesn't particularly like the looks of it. Town Planner Barz stated that it would be approved by staff, not the Commission. Mr. Alford stated that the interior of the building would have a swimming pool. Mr. Alford noted that the building would have a community feel as you walk through the front door. Mr. Alford stated that there would be a lot of amenities, which would be the centerpiece of the building. Mr. Alford noted that they would like to put a restaurant on the site as well. Mr. Alford stated that mass transit could be developed more. Mr. Alford stated that this is in conformity with the POCD.

Spoke against:

Attorney Diane Whitney, from Pullman & Comley, representing Winstanley Enterprises and Great Pond Village. Atty. Whitney stated she is stunned that this application is being heard tonight. Atty. Whitney noted that she knew nothing about this tonight and it's a big surprise now and also a year ago when we didn't know about it either. Atty. Whitney stated that there is litigation still going on with this and the judge does not know this is happening tonight either. Atty. Whitney noted that she knew there would be a telephone conference with the judge next week. Atty. Whitney stated that this makes some dramatic changes to the form-based code and these changes are not in conformity with the POCD. Atty. Whitney noted that Winstanley's application was just accepted tonight to be heard at a Special meeting on January 27, 2020 and there are also changes to the form-based code at that time. Atty. Whitney requested that the Commission not close this public hearing so that it may be reviewed and Winstanley may have the opportunity to come back to speak about it.

Town Planner Barz stated that the staff has met with the applicant and reviewed the application. Town Planner Barz stated that based on the last time this came to the Commission, I have had mixed feelings about this. Town Planner Barz stated that from a planning standpoint, he appreciated what they are trying to do in that it is an improvement upon what was previously shown there. Town Planner Barz noted that the building type they are going for is an up and coming trend that would appeal to young and older adults who don't want to live in single-family homes. Town Planner Barz stated that the first time this came to the Commission, we had just amended the form-based code and added the Industrial warehouse zone with a 1,600 foot buffer from the residential areas. Town Planner Barz stated that the Commission doesn't want residential so close to industrial and now this building is going right next to Rolled Alloys. Town Planner Barz stated that Mr. Alford said the volleyball club was going into Rolled Alloys, but what if they left and a more industrial use came in. Town Planner Barz noted that he is concerned about it from that perspective. Commissioner Mips stated that she tended to agree with Town Planner Barz on this and maybe the best thing is to not close this and come back.

Motion: Commissioner Mips moved to recess the Text Amendment to Zoning Regulations and Great Pond Form-Based Code – Zoning Regulations Section 13.2.8B(1) & Great Pond Form Based Code 2.2.1, 2.3.4, 2.3.5 & 5.4, Table 5.2, 7.2.1, Alford Associates, LLC. Until February 11, 2020.

Commissioner Levine seconded the motion and it was recessed until February 11, 2020, unanimously, 5-0-0.

4. Text Amendment to Zoning Regulations – Zoning Regulations Section 8.6E, 8.2.3, 8.6Q, 3.1C(2)(a)(i), and 3.1.1A, LADA, P.C.

Philip Doyle, from LADA P.C. was present and addressed the Commission. Mr. Doyle stated that his client would like to develop the area near Fast Pitch Nation as a youth sports recreation zone. Mr. Doyle stated that his client wanted to build a full size soccer and baseball infield within an air supported structure. Mr. Doyle noted the height of this building would need to be 81' to 84' high, a third of the width of the building. Mr. Doyle explained the items in the text amendment in detail regarding the height and building materials. Mr. Doyle noted that there is a requirement that the building would have to be 500 feet from Day Hill Road and 100 feet from a residential or agriculture zone. The building would not have a flat roof, but a curved roof. Mr. Doyle stated that per the manufacturer's recommendations, there should be plow able pavement 15 feet around the building. Mr. Doyle stated that the plantings would be around the road and not integrated around the property line because future development might remove it.

Commissioner Mips asked if this building is similar to the building located on Interstate 91. Mr. Doyle stated that the concept was similar but the manufacturer is likely different. Town Planner Barz stated that I believe that dome is translucent and therefore lit up at night in East Windsor and this one will not be illuminated. Mr. Doyle stated that this is not a translucent dome. Town Planner Barz asked Mr. Doyle to talk about the grade, where it will be going. Mr. Doyle noted that earth extraction is going on at 777 Day Hill Road and the building would be going about 20' lower than the Day Hill Rd elevation.

Commissioner Levine asked if the building is designed so that nothing from the environment will ever sit on top of it and cause it to collapse. Mr. Doyle noted that was correct. Commissioner Levine asked if there would be a foundation. Mr. Doyle stated that yes it would require a 6' or 8' deep foundation. Commissioner Levine asked about wind tolerations with strong wind gusts. Mr. Doyle stated that the product they selected has the highest tolerances and these structures are designed for these microburst storms. Mr. Doyle showed the Commission the design of the interior of the building. Commissioner Levine noted that it looks like a big hoop house.

No public comment.

Town Planner Barz stated that the applicant has met with the staff and the staff told Mr. Doyle to come to the Commission for a text amendment instead of the ZBA for a number of variances. Town Planner Barz noted that the amendment was comprehensive and well done, and that this would be a welcomed addition to Windsor. This kind of facility is in high demand, especially during the winter months. Town Planner Barz stated that the entire staff has signed off.

Commissioner Levine read CRCOG letter dated January 3, 2020 into record.

Commissioner Harvey asked about the Mototown tent structure. Town Planner Barz stated that Mototown was a metal roof structure. Commissioner Harvey asked if that

structure had special provisions on it to be approved. Town Planner Barz stated that the Mototown collapsed from the snow load and would be nothing like this proposed structure.

Commissioner Mips stated that she thinks this is a great addition to what has been started with the ball fields. Commissioner Mips noted that the building looks much nicer than the one in East Windsor. Commissioner Mips stated that the idea of the fields and the off peak traffic on Day Hill Road area is wonderful. Mr. Doyle stated that this proposed structure goes along with what is exactly in the POCD regarding traffic mitigation.

Commissioner Smith stated that the reason Mototown was doubted from the beginning was because it was a large span structure. Commissioner Smith stated that he doesn't feel comfortable with approving this structure especially after driving by the one in East Windsor.

Motion: Commissioner Levine moved to approve the Text Amendment to Zoning Regulations Section 8.6E, 8.2.3, 8.6Q, 3.1C(2)(a)(i), and 3.1.1A, LADA, P.C. Commissioner Harvey seconded the motion and it passed, 4-1-0.

V. BUSINESS MEETING

A. Continuation of New Business – None

B. Application Acceptance

1. **Text Amendment to the Great Pond Form-Based Code**, Section 1.2, 3.1, 3.4.2, 5.4, 5.4.4, 5.4.7, 5.10, 5.8.4, 9.1, and 10.2, Winstanley
2. **Special Use Re-Approval – 990T Archer Road**, Section 8.6B, Outside storage, Rolocut
3. **Re-Subdivision – 11 Goodwin Drive**, I Zone, Becknell Services LLC
4. **Text Amendment – Section 8.6X**, Special Uses, SPA Properties, LLC
5. **Site Plan – 340 Bloomfield Ave.**, Renovation and Addition to Public Safety Complex, NZ Zone, Town of Windsor
6. **Re-Special Use – 777/1001 Day Hill Rd.**, Section 15.2.13, Fill Removal, I Zone, Alford Associates

The Commission directed that the Text Amendment to the Great Pond Form-Based Code be scheduled for a public hearing at a Special Meeting on January 27, 2020 at 7pm. The Commission directed that the above public hearing items 2-6 be scheduled for public hearing at the next regular Town Planning and Zoning Commission meeting on February 11, 2020.

C. Old Business – None

D. Public Communications and Petitions – None

VI. ADJOURNMENT

Motion: Commissioner Levine moved to adjourn the meeting at 8:19p.m. Commissioner Jaggon seconded the motion and it passed unanimously, 5-0-0.

Respectfully submitted, _____, Lisa Ozaki, Recording Secretary

I certify these minutes were adopted on February 10, 2020

Jill Levine, Secretary