

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06234

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PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT
REGULAR MEETING MINUTES
April 7, 2010
Clifford B. Green Memorial Center

I. Call to Order: The meeting was called to order by Chairman Kelleher at 7:04 p.m.

II. Roll Call: Carlene Kelleher, Deane Rettig, Barbara Repko, Don Francis, Tom Doherty, Henry Moses and Craig Dunlop.

Absent: Paul Camara with notice, David Fuss with notice, and Al Sandholm with notice.

Staff Present: Chuck Dobrowski ZEO, Jim Larkin, NECCOG Planner and Audrey Cross-Lussier Secretary.

Also Present: Bruce Woodis, KWP Associates, Norm Thibeault, Killingly Engineering Associates and public in attendance.

III. Seating of Alternates: None.

IV. Adoption of Minutes:

1. Regular meeting Minutes March 3, 2010. A motion was made by Don Francis to approve the regular meeting minutes of March 3, 2010. Tom Doherty seconded this motion with the following correction to be made, "page 4 paragraph 3 change Conservation Subdivision Subcommittee to Conservation Regulation Subcommittee." All in favor. The motion passes unanimously.

2. Special Meeting Minutes of March 16, 2010. A motion was made by Don Francis to approve the special meeting minutes of March 16, 2010. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

V. Reading of Legal Notice:

Deane Rettig read the legal notice into the record.

VI. Public Hearings

VII. New Public Hearings:

1. SP10-001 Brunilda O'Reilly, Providence Road & Hyde Road, Map 25, Lot 58, VCD Zone, Proposed construction of small stair lift/elevator commercial building.

Bruce Woodis licensed land surveyor with KWP Associates represents application SP10-001. Mr. Woodis submitted revised plans dated April 7, 2010 which addressed the architectural review comments made by Evelyn Cole Smith of CME Architecture, Inc.

Discussion was held whether to open the public hearing on application SP10-001 due to just receiving the letter from the architect and the commission/public not having adequate time to review the comments.

Deane Rettig suggested seeing the review letter came in today and none of the commissioners nor the public had a time to review it, that perhaps the applicant can make a presentation on the project itself and then allow the public and commissioners to read the review letter and address everything else at a continued hearing next month.

Mr. Woodis felt with a detailed presentation with the commission and public in attendance a continuation of the application may not be necessary.

Chairman Kelleher felt that the application can be heard, address all the comments and if the commission and the public do not feel comfortable after the presentation then the public hearing may be continued to next month's meeting.

Don Francis was not comfortable with this approach and felt the commission and the public should have a right to review the architect's letter before any presentation is made.

Mr. Woodis began a preview of what the application entails. The property is approximately 1.55 acres of vacant land located at the intersection of Hyde Road and Route 6/Providence Road. The site previously had an old house and barn, both have since been removed. The property contains a number of trees, shrubs, and fruit trees. The building has been positioned to try to preserve many of the mature trees/shrubs. The site plan depicts the planting detail, i.e., of what trees that will be planted, preserved, relocated and removed. The business assembles elevator units and stair lifts which are delivered to customer's homes and assembled. They do not produce or manufacture the lifts at the business. Because Hyde Road is a one-way road, the proposed traffic pattern will be one-way. Both deliveries and customers would enter Hyde Road and take a left into the parking lot and exit onto Route 6. The site plan depicts the parking area and delivery area. The plan has been submitted to the Department of Transportation which was reviewed and approval was granted. Within the building there will be a bathroom, running water, therefore a small septic system will be installed. The plans have been submitted to the Northeast District Department of Health and have been reviewed and approved the location, size and design of the septic system which is also depicted on the site plan. On the south side of the building there is a handicap ramp. One of the comments made by the architect was there was more length needed to

the handicap ramp which was achieved with a doubling back of the ramp. The architect also felt the proposed iron railings were not in keeping with the country neighborhood. Mr. Woodis stated that they are proposing to install cedar railings with iron spokes. Mr. Woodis presented architectural renderings with the application. The building will be a wood building, burgundy in color. Architectural shingles will be used on the roof with a gable design and a cupola on top. In the review by the CME Architect the overall design of the building is in keeping with the country type setting in this area. Mr. Woodis provided the certified mailings and the health department approval for the record.

Mr. Woodis read into the record a letter to Chuck Dobrowski dated April 6, 2010 from Evelyn Cole Smith from CME Architecture, with regards to the Architectural Review of the O'Reilly application SP10-001. A copy of the letter is available for review at the Brooklyn Town Hall in the Planning Office.

Henry Moses asked Mr. Woodis to point out where each side of the building will face. Mr. Woodis demonstrated the front, rear, left and right side elevations as on the plan.

Deane Rettig asked Mr. Woodis what their intentions were going to be with regards to the light muntins or exterior grills for the windows. Mr. Woodis stated that they were going to stick to the original plan; however, this will have to be addressed by the architect.

Chairman Kelleher asked the commission members to hold their questions until the presentation is complete unless there is something that needs to be asked in order to understand what is being presented.

Chairman Kelleher invited the public in attendance who would like to comment to do so at this time.

Public Comments:

Gideon Matson, 23 Hyde Road, north side neighbor. Mr. Matson will be able to view the building from his backyard and would like to see more plantings provided.

Don Francis asked Mr. Matson how far back off is the distance from the edge of the road to the front of his house from Hyde Road. Mr. Matson stated approximately 40 to 50 feet.

David Kettelle, 42 Hyde Road, asked if the trucks entering would also be exiting onto Hyde Road. Mr. Woodis stated the traffic will enter by Route 6, come up Hyde Road for a short distance and turn left into the driveway. All will exit onto Route 6. Mr. Woodis stated that large trucks, not tractor trailers, will be used. Mr. Kettelle asked how many parking spaces there will be. Mr. Woodis stated there will be 11 spaces with 1 handicap spot. Mr. Woodis stated this is not a large retail business that will have a lot of traffic coming in and out to buy items. A lot of the business will be conducted by internet and telephone. There will be a show room in the building for customers to view how the lifts operate. The deliveries will be approximately 1-2 times per week.

Pat Burns, 80 Pomfret Road, asked how many delivery trucks a day will be entering and exiting. Mr. Woodis stated perhaps 1-2 per day. Ms. Burns commented that where the proposed exit is located onto Route 6, that stretch of road going around the corner is banked wrong and there are many accidents there. Mr. Woodis stated that the DOT has evaluated the site lines there.

Linda Blanchette asked Mr. Woodis how they are proposing to get trucks in and around the hairpin turn on Hyde Road. Mr. Woodis stated that the proposed has been submitted to the DOT, they have evaluated and analyzed the types of vehicles that will be making the turns and there is appropriate turning distance and site distance.

Kathy McGraff, 65 Brown Road, asked Mr. Woodis if there were any plans for lighting included. Mr. Woodis stated that there are plans for typical lighting near the entrance doors similar to small lanterns. Lights on the corners will be shielded type that meets the Town's regulations.

Linda Blanchette asked if we really need a commercial building in this particular spot, would it not be more appropriate in a commercial area such as Dayville.

Chairman Kelleher stated that presently our zoning regulations do allow such a building to be built in that area, the VCD Regulations do try to make sure that any building blends in and is appropriately designed for that neighborhood.

Linda Blanchette asked with all the extra traffic will here be traffic lights installed, will there be some safety precautions taken. Ms. Blanchette recommended that the DOT re-review the traffic pattern.

Chairman Kelleher stated that with regards to the nature of the traffic it does not sound as though there is going to be a great deal of traffic generated. Ms. Kelleher suspects this public hearing will not be closed and mostly will be continued due to the comments generated by the public which will require the architect to review.

Kathy McGraff states she appreciates a new business coming to Town but hopes the Commission takes the comments seriously with regards to traffic and lighting.

Chairman Kelleher stated that the commission will request that the lighting be included on the plan.

David Kettelle asked if there will be room for a garage or carport for the vans to be parked in. Mr. Woodis will check into this.

Pat Burns asked where is the business located presently. Mr. Woodis stated that it is located on Route 6 in Danielson. The reason for moving to Brooklyn is that it is a centralized location for the business.

Commission Members Comments:

Henry Moses: Would like to see the stone walls that were previously along Route 6 replaced back onto the property during the construction; more detail with regards to lighting and site plan with what the building is going to look like in regards to VCD; Arborvitaes planted on the north side; to see proof that a semi-tractor trailer can in fact pull into Hyde Road and turn into the driveway on the north side; no thru truck signs placed north going onto Hyde Road; would like to see a 4.5 diameter trees brought in and planted, not 2.5 diameter trees; would like opinion on whether or not it is safe to move the mature birch trees from one place to another.

Craig Dunlop: How many workers are proposed, how many cars can be parked there and is the parking appropriate; the side of the building facing the road has small windows, would like to see bigger windows that would fit in better; requests an actual drawing with the ramp as revised so the commission may see this.

Deane Rettig: How many commercial vans will be parked there; can there be confirmation whether tractor trailers are going to be used or just large vans/trucks; determining what the turn radius of one of the larger trucks that they will be using; agrees with Craig Dunlop's comment with seeing larger windows on the building facing the road; the ramp on the south side opposed to the side where the parking lot is, this will obstruct the view of the space of the building facing south, blocking out the entire face of the building; the forsythia screening proposed in the north may not be adequate enough; drawing of the signs be provided.

Tom Doherty: Asked Chairman Kelleher who selected CME to do the architectural review. Ms. Kelleher stated Don Francis and Chuck Dobrowski were assigned to do this at a previous meeting.

Don Francis: with regards to Mr. Mason's property 60 ft back from the road the screenings need to be addressed; handicap ramp on the west side of the building which would not be seen from Route 6 and easily screened; extending the stone walls on the property; number of vehicles left outside at night; number of deliveries; number of employees; what the normal operating hours are; requests a lighting plan; review of the turning radius with a box truck from Hyde Road into the driveway; landscaping plan to review the forsythia plantings.

Chairman Kelleher asked Jim Larkin to have Syl Pauley, Regional Engineer take a look at both turning radius for Hyde Road and Route 6.

A motion was made by Henry Moses to continue the public hearing on application SP10-001 to next month's meeting May 5, 2010. Deane Rettig seconded this motion. No discussion held. All in favor. The motion passes unanimously.

2. SP10-002 Brooklyn Common Way, LLC, Providence Road, Map 25, Lot 51, VCD Zone, Architectural modifications to previously approved buildings.

Norm Thibeault of Killingly Engineering Associates represents application SP10-002.

The location is off of Route 6/Providence Road. In November 2005, 27 residential units were previously approved. The first three buildings were constructed and occupied. The remainder of the site has been graded and no other buildings have been constructed to date. The project was taken over by Putnam Bank as the previous owners fell victims to the banking crisis and economy. The current developers purchased the project from Putnam Bank and are looking to modify the architectural design of the buildings.

A waiver is being requested of Article 4 Site Plan Review. All of the site work has been done except for a landscape area that has not been completed but will be done with the original approval. The present owners would like to reduce the original size of the buildings from 1430-1573 sq. ft. to approximately 1152 to 1482 sq. ft. This will allow the developer to construct a unit more affordably. The front features and lay out of each building can vary. Mr. Thibeault gave a detailed description of each unit size, layout, facades, entrances, garages, and roof designs. Some units will have basements and some will be on slab. A copy of the plans are available for review by the public in the Planning Office at the Brooklyn Town Hall.

Norm Thibeault received comments from Evelyn Cole Smith from CME Architecture, Inc., and concurs with most of her comments. Mr. Thibeault read into the record a letter to Chuck Dobrowski dated April 6, 2010 from Evelyn Cole Smith with regards to architectural review on application SP10-002. A copy of the letter is available for review by the public in the Planning Office at the Brooklyn Town Hall.

Chairman Kelleher stated the commission had not received the comments from the architecture until today and would appreciate Mr. Thibeault going through the comments.

Mr. Thibeault addressed the comments made by CME Architect Ms. Cole Smith with the commission.

Chairman Kelleher invited the public in attendance who would like to comment to do so at this time.

Public and Commission Comments:

Ron Panicci, 17 Common Way, has a deck now on his unit and would like to know if the existing units may screen in their decks. Mr. Panicci questioned the area above the existing garage on the new units will there be a bedroom there or not. Mr. Thibeault stated it is a matter of how the space will be used. Mr. Panicci asked if some of the units will not have basements. Mr. Thibeault stated yes that is correct, they will be on slab depending where they lie on the terrain. Mr. Panicci asked if the vinyl siding is grained. Mr. Thibeault stated yes it is a grained vinyl siding. Mr. Panicci asked if the top of the windows were grilled and the bottom were not. Mr. Thibeault stated yes, that is what is being proposed and what the architect is asking for. Mr. Panicci asked what the purpose of the fencing was. Mr. Thibeault stated that the white stockade white picket fence was on the original site plan approved back in 2005.

Don Francis asked if the fence is near the church parking area. Mr. Thibeault stated yes and there is a retaining wall located there.

Henry Moses stated that at the end of the wall there was supposed to be a row of trees all the way down and around keeping the property owners from seeing construction. This was stated on the tape recordings during the meeting.

Ron Panicci asked what the reinforcing of the existing buildings meant. Mr. Thibeault stated that this has to do with the existing styles, aesthetically. Mr. Panicci asked about external lights as attachments to the front of the buildings/doors. Will there still be post lights on the road. Mr. Thibeault answered yes; they will be there as well. Mr. Panicci asked about screening the front of the garages as well as screening the garage doors. Mr. Thibeault discussed the architect's comments with Mr. Panicci.

Deane Rettig commented that the architect is referring to scaling. With two double garage doors next to each other writing in some tall plants next to them will minimize the size of the doors.

Ron Panicci stated that as a resident he is looking forward to having the construction start again and looking forward to completion of the project.

Discussion held with regards to landscaping between buildings and material planted where there is a foundation change.

Deane Rettig asked about Mr. Panicci's comment with regards to screening his deck. Mr. Larkin stated that if there is a homeowner's association the bylaws may state whether they can or cannot screen in the porch.

Henry Moses would like to see mature trees planted along Route 6 and along the neighbors back yards like discussed previously.

Barbara Repko asked Mr. Thibeault if the color of the garage doors would be white. Mr. Thibeault stated yes. Ms. Repko stated that when a garage door is white it makes it stand out more. Perhaps the color of the siding would be a simple fix such as a beige or cream color, not white.

Tom Doherty suggested placing a grass strip between the garages. Discussion held.

A motion was made by Deane Rettig to close the public hearing on application SP10-002. Don Francis seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Public Hearing Section Closes:

Meeting Business Proceeds:

VIII. Unfinished Business:

1. SP10-001 Brunilda O'Reilly, Providence Road & Hyde Road, Map 25, Lot 58, VCD Zone, Proposed construction of small stair lift/elevator commercial building.

A motion was made by Henry Moses to table application SP10-001 to next month's meeting May 5, 2010. Deane Rettig seconded this motion. No discussion held. All in favor. The motion passes unanimously.

2. SP10-002 Brooklyn Common Way, LLC, Providence Road, Map 25, Lot 51, VCD zone, Architectural modifications to previously approved buildings.

A motion was made by Deane Rettig to accept the request and approve the waiver of the site plan review for application SP10-002. Don Francis seconded this motion. No discussion held. All in favor. The motion passes unanimously.

A motion was made by Henry Moses to approve the application as presented with the following conditions: 1. The landscaping along Route 6 becomes part of the landscape design; 2. The median strip as it was presented; 3. Minimizing the garage appearance through color or plantings; 4. Screening of foundations. Discussion on the motion. Vote was taken: Barbara Repko yes, Don Francis yes, Deane Rettig yes, Carlene Kelleher yes, Henry Moses yes and Craig Dunlop yes. Tom Doherty against. The motion passes 6-1.

6/1

IX. New Applications:

a. Subdivisions: None.

b. Site Plan Review: None.

c. Zone Regulation Change: None.

d. Special Permit:

1. SP10-003 Howard and Mary Knust, 60 Pomfret Road, Map 25, Lot 57, VCD Zone, Septic repair, Garage Reconstruction, Installation of a Pool, Conservatory, Front Deck, Sunroom, Wind Turbine and Landscaping.

Chairman Kelleher stated that the application will require approval from Inland Wetlands. The application can be accepted and set a date for a public hearing.

Henry Moses stated that the information provided on the application did not match the provided application face sheet. Mr. Moses asks if the application is complete or not.

Chairman Kelleher asked staff to comment. Discussion held.

Secretary Ms. Cross-Lussier commented that all information for the application is provided in the packets; however, the information on the wind turbine is not available. Mr. Thibeault who will be representing application SP10-003 added the additional information to the proposed activity on the application and initialed the application. Mr. Thibeault will provide specs on the wind turbine at next month's meeting.

A motion was made by Deane Rettig to accept application SP10-003 and have staff meet with the applicant and correct the deficiencies such as the proposed activity section of the application for special permit; to include the dimensions of the wind turbine. Henry Moses seconded this motion. Discussion held on the motion. Deane Rettig modified his motion to accept application SP10-003 and we will receive more information regarding the turbine and anything that may be missing for the architectural review. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

X. Planning Priorities

Chairman Kelleher thanked Don Francis, Deane Rettig and Al Sandholm for their efforts working on the Green Valley Grant Application.

XI. Other Business:

1. Harry Arters letter of resignation. Chairman Kelleher read the letter into the record.

XII. Public Commentary: None.

XIII. Reports of Officers and Committees:

1. Chairman's Report: Chairman Kelleher stated that she, Don Francis and Deane Rettig attended a meeting to set the fee schedule to go along with a land use fees ordinance that the Board of Selectmen will bring to a public meeting.

The regulations subcommittee met on March 23, 2010 and they finalized Article 6a Redaptive Reuse. A couple of minor changes were made to Article 6 so that they will be consistent. The Conservation Subdivision and Parking drafts were modified by Jim Larkin. Mr. Larkin will send the revisions to the subcommittee for their review. Chairman Kelleher is hoping that at next month's meeting a public hearing date will be able to be set for Article 6a and Parking.

Conservation Subdivision was revised to make all private roads be paved roads. Private roads would be at the option of the developer rather than mandatory. Changing the width requirement of private roads to 22 feet as a base with 18 feet of that paved. Henry Moses stated that Jeff Otto recommended going 22 feet base and 20 feet of paved. Chairman Kelleher will bring this back to the subcommittee. Discussion held.

2. Zoning Enforcement Officer's Report: Chuck Dobrowski ZEO reviewed his report with the commission. There were 7 zoning permits issued 4 being for new single family dwellings.

Mr. Dobrowski commented on other activity; Mr. Leo Perry, 134 Prince Hill Road, illegal auto repair business, unregistered motor vehicles, a second letter has been sent out. Mr. Dobrowski spoke with Mr. Perry, and Mr. Perry has talked with the tenant.

Roseland LLC, 37-39 Canterbury Road, someone was living there in a camp trailer. The trailer has been abandoned and is no longer there.

Barry Slotnik owner of the Gym has hired someone to come in to do excavating, pour the pad to put the dumpster on and put the posts in for the fencing and landscaping

Brooklyn Oil 314 Providence Road; a follow up letter has been sent with a follow up conversation. Mr. Dobrowski stated that Mr. Eggers says he will make an effort to clean up the property.

The Cone: Ms. Green would like to bring the cone back for one more season and when the fall comes along The Cone will be dismantled and removed from the premises permanently. Discussion held. At the end of the season the commission would like to see the cone be removed in a timely fashion.

Brooklyn Farm and Pet: Mr. Dobrowski will speak with the owner regarding the mulch sign and ask him to move it.

Tom Doherty asked if the approval granted for the Emporium Antique place is allowed to have furniture outside. Mr. Doherty would like Mr. Dobrowski to look into this.

Henry Moses brought to the attention of the commission that the Easter Bunny was at Pizzarama all weekend selling items without a permit. Mr. Moses would like to know what the commission can do to stop this from happening again. Discussion held.

3. Budget: The Windham County Conservation Services has been taken out of the Planning and Zoning Budget. These services are no longer used. An authorization is needed from the commission to inform the Windham County Conservation Services that they are no longer in the budget. Discussion held.

A motion was made by Deane Rettig to notify the Windham County SCS that we no longer wish to participate. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Commission members held a discussion on the budget for 2010-2011, i.e., legal fees, professional services, professional affiliations, transportation, training, advertising/legal notices, printing and publications and grants.

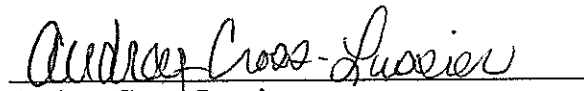
4. Plan of Conservation and Development: Tom Doherty stated that the report should be done by summertime.

5. Gravel: The regulations have been approved; minor changes need to be made and will be ready for the next subcommittee meeting.

6. Route 6 Guidelines: Jim Larkin, Deane Rettig and Henry Moses will be meeting on Monday, April 12th at 9 a.m. to review the changes made and be ready to bring to the commission at the next special meeting.

7. MMUDD Regulations: Henry Moses stated that Jim Larkin will be making the corrections and the regulations will be ready to bring to the commission at the next special meeting.

Adjourn: A motion was made by Henry Moses to adjourn the meeting at 10:33 p.m. Barbara Repko seconded this motion. No discussion held. All in favor. The motion passes unanimously.


Audrey Cross-Lussier
Recording Secretary