

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**Special Meeting
Tuesday, July 21, 2015
Clifford B. Green Meeting Center
69 South Main Street
7 p.m.**

MINUTES

I. Call to Order –Chair, C. Kelleher, called the meeting to order at 7:03 pm.

II. Roll Call – Carlene Kelleher, Michelle Sigfridson, Aaron Kerouack, Alan Carpenter, C. Dunlop, David Fuss. Donald Francis was absent with notice.

Staff Present – Jim Larkin, Interim Planner.

Also Present – Sam Alexander, NECCOGG Staff

III. Seating of Alternates – None.

C. Kelleher stated that the Board of Selectmen has appointed an Alternate Member and he should be present at the next meeting.

IV. Public Commentary – None.

V. Unfinished Business:

a. Reading of Legal Notice – No notice was read into the record.

b. Continued Public Hearings:

1. SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,125 sq. ft. building containing a 1,400 sq. ft. retail store and an 8,725 sq. ft. business service for commercial glass and metal fabrication and installation.

Norm Thibeault, Killingly Engineering, represented the Applicant, Neil Esposito, who was present in the audience. Mr. Thibeault did a poster board presentation and gave an overview of the project:

- Site is fairly, steeply sloped;
- Creating a flat pad in the center of the site ;
- Coming in across from NAPA Auto Parts;
- Cutting on the northwest side;
- Filling on the southeast side;
- Wetlands approval was received July 20, 2015. Syl Pauley requested: that the septic system be moved to the front of the building (which they did). Syl wanted storm water infiltration in the back. Mr. Thibeault explained that there are four different mechanisms to infiltrate storm water throughout the site; and Syl also wanted them to conduct soil testing in that area (which they did).

- Approval was received from NDDH with two conditions to be done prior to the construction of the system: pump test on the well; and once site is levelled with area at rough grade, dig additional test pit in the area where the septic system is proposed;

Mr. Thibeault addressed comments from the Commission at the June Meeting:

- Modified Sheet #5, Item #'s 2 & 5 were switched – Flag the clearing limits and put the erosion and sedimentation controls in place prior to any site disturbance;
- Additional stone wall along eastern boundary utilizing materials from onsite;
- He indicated on the plan the drainage collection. The only direct drainage to a basin will be for the northeastern portion of the roof.
- He indicated on the plan where the infiltration trench will discharge.
- Rain garden in front – overflow will drain into a swale that runs along Route 6 which has been approved by DOT (June 22, 2015). Typical rain garden plantings (perennial) as recommended by UCONN Cooperative. Mulch will be used.
- A number of different mechanisms to be used to stabilize the slopes: restoration mix; re-vegetate with 30 trees; erosion-control fabric; and some ground-cover plantings.
- Wetlands condition of approval: silt fence backed with hay bales at the toe of the slope.

Jim Larkin stated that he has a copy of the draft letter of approval and conditions from the Inlands/Wetlands Commission and offered it for viewing by the Commission Members. He stated that the NDDH approval letter was included in the packets to the Commission Members. He did not have the DOT approval letter. Norm Thibeault allowed Mr. Larkin to make a copy.

Mr. Thibeault continued:

- He stated that he addressed the Planned Commercial Route 6 Corridor Design Guidelines at the last meeting (orientation of the building and layout, lighting, circulation and parking, parking locations, along with landscaping and screening being proposed, there will be a bit of a berm heading to the east, a good portion of the vegetation associated with the perimeter wetlands and the buffer will remain intact. The building will not be visible until you are about a couple hundred feet before the site.
- No specific sign design at this time – the intent is to make it rustic looking similar to the “Welcome to Brooklyn” sign. If it is lit, it would be a single down light. C. Kelleher stated that this would be by Staff approval since it is not ready at this time.
- Review by Evelyn Cole-Smith of CME Associates (revised July 17, 2015). In response to comments regarding the architectural style and by the P&Z Commission last month, the gable ends were removed. Mr. Thibeault stated that they have taken specific components of Ms. Cole-Smith’s commentary and have tried to incorporate them into the design of the building.
- Split-face block along the bottom is open to suggestions for color.
- Façade Detail on Sheet #2 – Spandrel glass is shown on the plans as well as composite panels to try to screen inside portions of the building.
- Sheet #3 – Window Pattern and Articulation – Trying to achieve dimensional consistency by a repetitive pattern along the front.
- Materials, Colors and Textures - Spandrel glass extends to the whole length of the building unifying the entire building.
- Scale and Proportions – This recommendation was not incorporated into the design.

Mr. Thibeault stated that Mr. Esposito’s designer has tried to adhere to the recommendations as best he can while trying to keep the flavor of a glass and mirror company and have the building itself reflect what the business actually is. These changes have been addressed in the plans.

Mr. Esposito stated that if he did a vestibule, it would be on the interior because there are a lot of maintenance issues with them.

A.Carpenter's comments:

- House impacts have not been added to the site data. Mr. Thibeault stated that he had not adjusted the table for that. He stated that they are compliant: side yard setback for the garage is about 28 feet (the closest side yard); the house is about 55 feet to the nearest corner of the house.
- Asked if sheet flow is draining to the yard area. Mr. Thibeault stated that it is.
- Site plan shows Danielson Glass Office on east side of the building and it should be on the west side.

C. Dunlop asked if anyone had run any projections regarding morning and evening sun reflecting and causing an issue. Mr. Thibeault stated that he hadn't thought about it. Mr. Esposito stated that the glass will have a blue, grey or bronze tint which will absorb sunlight and there will not be any reflection at all.

Jim Larkin reminded the Commission of possible conditions of approval:

- Zoning Data to be updated
- Building footprint to the site plan
- Conditions for Inlands/Wetlands
- Final Approval from NDDH

Mr. Thibeault stated that he had to put notations on the plans for NDDH:

- Additional soil testing shall be conducted in the septic reserve area at the time of construction
- Reserve area is to be prepared at the time of construction. Since the reserve is shown beneath pavement, they have to put down septic fill and prepare it prior to final paving in the case that there is a need for another septic system or enlarging this system, it would already be prepared.
- A withdrawal rate of the existing well shall be confirmed prior to issuance of a permit to construct the septic system due to this being a combined residential/commercial site withdrawal rates of greater than 10 gallons per minute require either a 150-foot separation from the septic system, putting a new well, or putting a governing system on the well so that it does not withdraw more than 10 gallons per minute. There is no well record at the Department of Health for this property.

A.Kerouack brought up Article 14 – Non-Conforming Uses, and that there is a house on a commercial lot with a commercial building going up on a non-conforming, residential lot. He questioned the use of the parcel as it is a commercially-zoned parcel, but it has a residential, non-conforming use at the moment. Jim Larkin explained that it is legally non-conforming and would continue to be legally non-conforming. A. Kerouack stated that there is a provision that says a use cannot change on a non-conformity. C. Kelleher explained that a use can change as long as it brings it more into conformance. A. Kerouack stated that Article 14 says Board approval. A. Carpenter asked that the residential use be reflected in the plan as a condition for special permit approval.

There was discussion regarding the building design and materials. M. Sigfridson stated that the most recent changes are an improvement, but she still has grave concerns about the overall design. A. Kerouack agreed. Discussion continued regarding visibility of the building.

A.Carpenter began a discussion regarding water and sewer.

Comments from the public:

Lynn Lacharite, 379 Providence Road, (who was seated in the audience) stated that she sat as the Economic Development Chairperson on the Committee that helped to develop the design language. She stated that they are suggestions, not regulations, that need to be adapted for every

kind of business that comes into Town. She asked that the Commission take this into consideration.

Ron Ventura, Ventura Drive, spoke in favor. He said that he thinks it's a good use for the land, it will provide revenue for the Town, will provide service and employment to the area, and although he understands that good design contributes to the district, it shouldn't be rejected because of the building design.

Motion by D. Fuss to close the public hearing for SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,125 sq. ft. building containing a 1,400 sq. ft. retail store and an 8,725 sq. ft. business service for commercial glass and metal fabrication and installation. Second by C. Dunlop. Motion carried unanimously.

VI. Other Unfinished Business:

1. SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,125 sq. ft. building containing a 1,400 sq. ft. retail store and an 8,725 sq. ft. business service for commercial glass and metal fabrication and installation.

Motion by A. Carpenter to approve the Application SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,125 sq. ft. building containing a 1,400 sq. ft. retail store and an 8,725 sq. ft. business service for commercial glass and metal fabrication and installation, in accordance with all final plans, documents and testimony, submitted with the application (as revised) and including the following modifications and conditions:

- That the septic system receive final approval from the Northeast District Department of Health or the State Department of Health.
- That the plans be modified to include: Zoning Data including the house and garage to quantify square footage and setbacks and set record for those being part of the plan.
- Revise the site plan to match building footprint.
- DOT approval be received prior to issuance of a building permit.

Second by D. Fuss.

M. Sigfridson stated, for the record, that she has reviewed the Minutes for the first part of the public hearing (June 16, 2015), and will vote with the Commission. She also stated that it is silly to have architectural reviews done if the Commission is going to disregard the recommendations.

Motion carried 5-0. A. Kerouack was opposed.

2. **Action on waiving special permit application requirements for:** SP15-006 Townsend Development Associates, LLC, Providence Road, Map 41, Lot 16, PC Zone (between 536 and 542 Providence Road); Construction of a 35,600 sq. ft. commercial plaza containing: Retail Stores; Professional, Business, Administrative, and/or Financial Offices; Banks; Personal, Business, and/or Licensed Health Services; Restaurants, Fast Food Restaurants, Health Clubs, Florists, and/or Child Day Care Services and a detached 5,000 sq. ft. Restaurant.

C. Kelleher explained that there was a consensus of the Commission not to grant the waiver at the June 16, 2015 meeting, but J. Roberson felt it appropriate to have, for the record, that the Commission answered the request for the waiver one way or the other.

Motion by A. Carpenter to deny the request to waive the special permit requirement for Application SP15-006. Second by D. Fuss. Motion carried unanimously.

3. **Action on waiving special permit application requirements for:** SP15-007 Gillian Gordon, 260 Herrick Road, Map 17, Lot 19, RA Zone, 4.2 acres; Home enterprise for art studio and classes.

Motion by A. Carpenter to approve the request to waive the requirement for a professionally prepared site plan for Application SP15-007. Second by M. Sigfridson. Motion carried unanimously.

VII. New Business:

1. Discussion of change in meeting time to 6:30 p.m.

C. Kelleher stated that D. Francis had made this request. Discussion ensued. This would be for both regular and special meetings beginning with the August Special Meeting. D. Fuss and M. Sigfridson are in favor. C. Dunlop stated that his work schedule would only clash with one meeting. A. Carpenter stated that during basketball season, if there is a practice on a meeting night, he would attend the practice, then come to the meeting, but may be late. C. Kelleher will notify the Town Clerk.

Al Sandholm, Church Street, stated that they may need to have a special By-Laws meeting to adopt the time change. Jim Larkin will verify what needs to be done. C. Kelleher stated that the change in time will be on the Agenda for the next meeting.

VIII. Public Commentary – None.

IX. Adjourn

Motion by D. Fuss to adjourn at 8:12 pm. Second by C. Dunlop. Motion carried unanimously.

Respectfully submitted,

J.S. Perreault
Recording Secretary