



Minutes approved by
Commission
on _____.

Planning and Zoning Commission

Planning & Zoning Commission
Special Meeting/ Public Hearing Minutes

Tuesday, May 7, 2013

7:00 PM

Main Meeting Room

S.B. Church Memorial Town Hall

CALL TO ORDER

Chairman Bill Johnson called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Alternate Joe Rasberry, Alternate Joe Dempsey, Harold Cosgrove, Alternate Edna Cruz, Wayne Watt, Chairman Bill Johnson Secretary Pat Cocchiarella and Tanya Carver.

Also Present: Jessica Pennell, Administrative Secretary, Jeff Holzman, ZEO, Town Planner, Brian Miller, Town Engineer, Jim Galligan and Town Attorney, Kevin Condon (arrived at 7:15 PM).

Not Present: Alan Goldstone and Vice Chairman Bonnie Bartosiak.

Secretary Pat Cocchiarella read the Legal Notice.

CORRESPONDENCE

Secretary Pat Cocchiarella read the following correspondence into the record;

- 1.) Letter from Pereira Engineering dated 4/11/2013 – Re: Town Engineer Responses
- 2.) Letter from Pereira Engineering dated 4/11/201 – Re: Board of Fire Chiefs
- 3.) Letter from Pereira Engineering dated 4/11/2013 – Re: Town Planner Responses
- 4.) Letter from James H. Galligan, Town Engineer dated 4/30/2013
- 5.) Letter from Fred D'Amico of Oxford W.P.C.A. to Keith Buda, P.E. dated 3/14/2013

PUBLIC HEARING – CONTINUANCE

7:00 PM **Z-13-018A & Z-13-018B – (Applicant) Belmar Farms, LLC, 98 Blueberry Lane, Shelton, CT, (Owner) Salton Enterprises, Inc/Belmar Farms, LLC, 98 Blueberry Lane, Shelton, CT**

PRESENTATION BY APPLICANT/APPLICANT'S REPRESENTATIVES

Chairman Bill Johnson began by questioning a statement made by Attorney Tom Welch at the last Public Hearing regarding a pre-application meeting.

Keith Buda stated that a pre-application meeting was held with the ZEO, IWEO and one member of the Conservation Commission.

Chairman Bill Johnson cited state statute and commented that pre-application meetings are non-binding.

Attorney Tom Welch, 375 Bridgeport Avenue, Shelton, reiterated the reasons why they were present this evening. He stated that they were going to address comments from the staff and commission regarding the three commercial buildings, which has a gross floor area greater than 25,000 square feet, the drive thru and the waivers that were requested for the parking and the wall.

Keith Buda stated that he received three letters which had requested responses. He went over his responses to the Town Engineer and Town Planner questions which had arisen at the last Public Hearing. He also submitted items to the secretary for the record which included a detailed site lighting plan and a wetland impact assessment report.

Town Planner, Brian Miller arrived at 7:20 PM.

COMMENTS & QUESTIONS FROM THE COMMISSION

Chairman Bill Johnson questioned if the plantings that they used in the back of the building increased the acreage that they were using.

Keith Buda stated that it was included in the original numbers and the limit of disturbance area includes the planting area.

Commission members questioned the height of the retaining wall.

Keith Buda stated that the wall is 7 1/2 feet in height and was needed because of the topography and proposed grading.

Harold Cosgrove noted that the wall should be approved by a structural engineer and questioned if it would have a fence.

Keith Buda replied that it would be approved by a structural engineer and there would be a fence. He also remarked that the driveway would be directing the water out into the street, the grading is toward the road and there are catch basins on either side of the curb cut.

Keith Buda handed out a landscaping plan which was prepared in aerial view for the commission to use to envision how the landscaping would look once completed and how much green space was incorporated.

Chairman Bill Johnson questioned the 4 foot shrubs versus the 2 foot shrubs.

Dennis Laferriere, Landscape Architect commented on the proposed landscape and stated that they followed guidelines which were suggested in the regulations. The idea of the 2 foot shrubs is one area where the applicant is looking for flexibility. He stated that they would like the 2 foot shrubs instead of the 4 foot shrubs because they would like to space them so that they grow into the space naturally. He also noted that they increased the number of plant buffers.

This item was discussed briefly by Mr. Laferriere and commission members.

Attorney Tom Welch introduced Bruce Hillson, Traffic Consultant to explain why the width of the driveway is greater than the regulations require.

Bruce Hillson stated that because the development exceeds 200 parking spaces, he strongly urged the developer to incorporate two lanes. He described the roadway improvements to the commission and explained the plans submitted to the OSTA.

Joe Rasberry questioned if the traffic would increase because of the medical center and questioned if it is possible to put in sidewalks for pedestrians.

Keith Buda stated that they would be willing to look into it and add it as a condition.

Harold Cosgrove stated that the turning lane is essential but is concerned about the traffic light; he states it is not needed.

Bruce Hillson explained the process for a traffic light application.

Attorney Tom Welch concluded the presentation.

Tanya Carver questioned the Wetlands Impact Assessment.

Keith Buda stated that it was submitted.

Chairman Bill Johnson questioned the increase in traffic.

Bruce Hillson stated that morning peak hours would see an increase of 180 cars, 127 entering the site and 56 leaving. He also stated that the retail area is small, will not be a huge shopping area.

Edna Cruz questioned large trucks entering the site.

Bruce Hillson stated that he believes that once the space is occupied the largest vehicles will be UPS trucks, or smaller box trucks.

Edna Cruz questioned the signage for the businesses.

Keith Buda stated that C4 of 9 shows the sign location.

Joe Rasberry questioned the number of parking spaces.

Keith Buda stated that there are 248 spaces.

Town Planner, Brian Miller stated that the amount of parking spaces meets the requirements of the zoning regulations.

Town Engineer, Jim Galligan stated that the applicant has addressed all his comments.

Town Planner, Brian Miller stated that the issue he had was the width of the driveway, which has been addressed. He also stated that it would be desirable to have sidewalks.

Commission members discussed sidewalks.

Town Planner, Brian Miller stated that at some time the town or state will have to step in and start approving these developments with sidewalks.

Harold Cosgrove stated they could request the sidewalks later if it is approved.

Town Planner, Brian Miller and **Keith Buda** stated that it should be included now or not at all.

The commission members again briefly discussed the wall.

COMMENTS & QUESTIONS FROM THE PUBLIC

Chairman Bill Johnson asked if anyone from the public would like to speak.

Ed Fabian, 21 Chauncey Drive stated that he supports the project.

Tracey Yish, 40 Moose Hill Road also supports the project and the increased tax revenue that will benefit the town.

Dee Klingaman, 21 Chauncey Drive spoke in favor of the project.

Carmin Ciardullo, 217 Chipshot Lane supports the project.

Daniel Wall, 28 Wedge Hill Drive spoke against the project going forward. He mentioned concerns about the buffers and lighting.

COMMENTS FROM THE COMMISSION

OTHER

CONTINUE/CLOSE

MOTION BY Secretary Pat Cocchiarella to **CLOSE** the Public Hearing on this application.

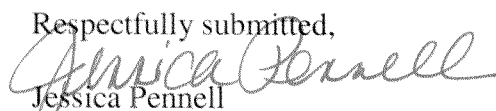
Second by Tanya Carver. All Ayes.

ADJOURNMENT

MOTION BY Secretary Pat Cocchiarella to adjourn the Special Meeting at 8:40 PM.

Second by Tanya Carver. All Ayes.

Respectfully submitted,



Jessica Pennell
Administrative Secretary
Planning & Zoning Commission

13 MAY 15 PM 1:25
TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK