

WATERBURY PLANNING COMMISSION
Minutes
Thursday, March 10, 2005
OFFICIAL

PRESENT:

Members: Joel Baker, Bob Butler, Joe Greene, Bob Murray

Staff: Steve Lotspeich, Dawn Lee Minter

Public: Darren and Emily Higgins, David Grenier, John and Pat Halloran

Bob Butler, Chair, called the meeting to order at 7:05 p.m.

APP. NO. 06-06-V, AMASA PRIDE HOUSE, INC.

The Planning Commission discussed waiving site plan review for changing the use of an existing second floor room in the Amasa Pride House owned by David Luce at 83 South Main Street from office storage to active business professional office space.

The Planning Commission agreed that their only concern was parking.

MOTION: Bob Murray moved and Joel Baker seconded the motion to waive site plan review for Application No. 06-06-V under Section 301(a)(5), requesting a change in the use of an existing second floor room in the Amasa Pride House on South Main Street from office storage to active business professional office space.

VOTE: The Planning Commission voted unanimously to carry the motion with no abstentions.

APP. NO. 20-05-T, Grenier Land Co.

Mr. Butler opened the site plan review for revisions to Permit No. 11-01-T including increasing the size of an approved building addition to be used for mini-storage to 1,950 sq. ft. and adding a new 640 sq. ft. mini-storage building on U.S. Route 2, Bolton Road.

David Grenier testified that the exterior on the addition will be identical to the previously approved structure. No additional exterior lights will be placed on the addition. Traffic, circulation, and parking will remain the same.

The public portion of the hearing was closed.

EXHIBIT LIST:

Exhibit A	Zoning Permit Application
Exhibit B	Application to the Planning Commission for Site Plan Review
Exhibit C	Site Plan dated 2-18-05
Exhibit D	Elevations and Floor Plans for Buildings
Exhibit E	Notice Sent to Adjacent Landowners

FINDINGS OF FACT:

General Description:

This project is a revision to the Site Plan under Permit #11-01-T approved on 3-28-01. The revised project includes expanding the proposed heated mini-storage addition to the existing building at 434 U.S. Route 2 in Waterbury, from the approved 1,800 sq. ft. to 1,950 sq. ft. as shown on Exhibits C and D. The project also includes a new mini-storage building #4 that will be 16' wide by 40' long by approximately 15 tall in the location shown on Exhibit D. Both the building addition and the new building will have tan siding, cedar red overhead doors, and earth brown "Channeldrain" steel roofing, all to match the existing buildings on the site, as shown on Exhibit D.

Access to the site off U.S. Route 2 will remain unchanged. The existing gravel parking and circulation areas on the site will also remain unchanged. Regarding landscaping and screening, three existing evergreen trees will be removed in order to construct the new 16' x 40' building and two 8' tall pines will be planted as shown on Exhibit C. All other existing landscaping on the site will remain unchanged. There will be no additional exterior lighting other than those lights approved in Permit #11-01-T. The existing and proposed landscaping and screening will substantially screen both the proposed building addition and the 16' x 40' building from view as seen from Route 2 and Interstate 89.

Conclusion:

The Planning Commission finds that all applicable site plan review criteria including the Special Considerations for Projects Bordering Route 2, Route 100, and Interstate 89, are met.

MOTION: Joe Greene moved and Joel Baker seconded to approve Application No. 20-05-T for revisions to App. No. 11-01-T including increasing the size of an approved building addition to be used for mini-storage to 1,950 sq. ft. and adding a new 640 sq. ft. mini storage building on U.S. Route 2, Bolton Road.

- 1. This permit is granted on the condition that the applicant complete the project consistent with the Commission's findings and conclusions and the approved plans and exhibits.*

VOTE: The Planning Commission voted unanimously to carry the motion with no abstentions.

MINUTES

The Planning Commission members reviewed the minutes of February 24, 2005.

MOTION: Joel Baker moved and Joe Greene seconded the motion:

The Planning Commission approves the minutes of February 24, 2005, as amended.

VOTE: Members of the Planning Commission voted unanimously to carry the motion with no abstentions.

VELCO

Mr. Lotspeich reported on the tour/site walk of March 10.

APP. NO. 05-05-V, JOHN HALLORAN

Mr. Butler opened the site plan review for adding a 300 sq.ft. rear entry addition to the existing Waterbury True Value Hardware store on Route 100 in Colbyville. John and Pat Halloran were sworn in to provide testimony.

Mr. Halloran presented the site plan for the proposed rear entry addition. Mr. Halloran has applied to the Village Zoning board of Adjustment for a variance for the rear setback. There will be a maximum of ten canned recessed exterior lights. Mr. Halloran stated that any lighting on the inside of the entry will not be directed outward. He added that any signage would be on the inside of the window.

An additional concrete retaining wall will be erected next to the existing wall located near the propane station on the south side of the building.

The hearing was continued to Thursday, March 24, 2005, at 8:30 p.m.

RIDGELINE/HILLSIDE/STEEP SLOPES PROJECT

The Planning Commission discussed the draft regulations, viewshed overlap map, and non-regulatory development guidelines.

PLANNER'S REPORT

STATE PERMITTING

5W1178-3A, SHW, LLC, Shaw's Supermarkets, Inc., Administrative Amendment issued for the approved Act 250 Land Use Permit reducing the size of the building and changing various site elements.

5W0938, Grenier Land Co., Application submitted to amend the existing Act 250 Land Use Permit for modifying an addition to the existing Stowe Moving and Storage building and for adding a new 640 sq. ft. mini-storage building on U.S. Route 2, Bolton Rd.

5W1095-3, Elwood & RuthAnn Lebold, Administrative Amendment issued for the approved Act 250 Land Use Permit extending the construction date for a house on Lot #8 in the Loomis Highlands development.

WW-5-3092, Pilgrim Partnership LLC, Wastewater System and Potable Water Supply Permit issued for a 6-lot residential development on Sharkyville Rd. off U.S. Route 2, Bolton Rd.

WW-5-2556-1 (Revised), Top Notch Properties LLC, Wastewater System and Potable Water Supply Permit issued for converting the former Sports World space at the Coffin's TV building on Route 100 into a 40-seat restaurant.

WW-5-2766-1, Steve & Paulette Rocheleau, Wastewater System and Potable Water Supply Permit issued for re-locating the driveways and municipal services lines for lots 3, 4, and 5 on Perry Hill Rd. near the intersection with Lincoln St.

WW-5-3052, Bertha Joslyn Longe Estate, Application submitted for a Wastewater System and Potable Water Supply Permit for a 2-lot subdivision including the existing house on Gregg Hill Rd.

#1998-009, 2802 Waterbury-Stowe Rd., LLC, Conditional Use Determination issued for impacts to the Class Two wetlands associated with an addition to the existing Mesa Building on Route 100

Mr. Lotspeich reported that the train station restoration project is on track.

ADJOURNMENT

The next meeting of the Planning Commission will be at the Thatcher Brook Primary School on Thursday, March 24, at 7:00 p.m.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Dawn Lee Minter
Secretary