

WATERBURY PLANNING COMMISSION

June 29, 2005

Official Minutes

Members: Joel Baker, Rebecca Ellis, Joe Greene, Darren Higgins, Hal Ranney,
Dave Russo

Staff: Steve Lotspeich, Carl Garbilotti, Dawn Lee Minter

Public: Erik Nelson, Brooke Dingleline, Esq., M. Brown, Glen Torres, Bob Oden, Lawrence
Sayah, William Graves, Kurt Hekeler, Donald Ricard, Marion Ricard,
Diane Gildea

Rebecca Ellis, Vice Chair, called the meeting to order at 7:35 p.m.

APP.NO. 09-05-V, GERALD & MARY McDERMOTT

The site plan review was re-opened for 81 additional units of a multi-family housing development on the former Gould Property off Blush Hill Road and Route 100 in Colbyville. Members of the public who wished to provide testimony were sworn in by Ms. Ellis.

Dave Russo recused himself from this site plan review hearing as he wished to provide testimony as an abutting landowner.

Mr. McDermott asked that it be recorded that Mr. Bravin is not an abutting landowner to the proposed project. A map of parcels was submitted for the record as an exhibit.

The Planning Commission reviewed the building elevations. Grade issues were discussed.

Erik Nelson inquired about what he understood as discrepancies in the measuring of the grade.

Glenn Torres expressed concern about trees in the VELCO right-of-way. He believes that the screening will be inadequate due to the fact that VELCO has the right to clear it.

Bob Oden provided testimony of how other towns measure the height of the buildings. He stated that the finished grade is the most prevalent.

Bob Provost provided testimony of other towns that differed in their measurement definitions provided by Mr. Oden.

Michael Bravin submitted documentation about the repositioning of the VELCO powerline poles. He requested that the Planning Commission formally consider the visual impact and the scale of the project.

Mr. McDermott testified that the connectors for buildings D and E are fully enclosed and heated.

Glenn Torres confirmed that the applicant changed buildings D and E at the suggestion of the Planning Commission.

Mr. McDermott stated that there are two 36-foot radius turns are allowed in the project. The Waterbury fire department approved of this plan.

Mr. Nelson stated that 24-feet is an appropriate amount for unencumbered parking spaces on the road. He wondered how safe it is backing out of a garage into two-way traffic with only 28-feet.

Mr. Provost pointed out that Waterbury regulations require 20-feet and that this is a private driveway/road, not public.

Mr. Oden asked if the access ways will be called streets or roads. He stated that he believes they should be determined streets.

Representing the applicant, Attorney Brooke Dingleline discussed the definition of a front setback to help determine what to call the access ways. The final legal opinion of Ms. Dingleline is that it is a driveway, defined as “any private roadway which provides access to any land development.” The public roads are Blush Hill Road and Route 100, which require 50-foot setbacks. Front yard setbacks should be calculated from the property line.

Diane Gildea, provided testimony that other developments have driveways that were required to have the setback from the driveway.

Mr. Oden referred to the 1969 Federal Map Act.

Mr. Provost pointed out the difference between a PUD development and this project.

Mr. Nelson provided a letter for the record.

Mr. McDermott presented some adjustments to the grades on the access driveway.

Mr. Oden testified that the traffic impact study was in direct conflict with the study done by Shaw’s. The density is greater than what should be allowed because of the traffic.

Mr. McDermott stated that the reason his project has increased in size is because he didn’t realize until six months after he purchased the property that the multi-family zoning permitted higher density with 40 percent lot coverage. He stated that he is only using 18 percent coverage with the proposed site plan.

The public hearing was closed.

APP.NO. 21-05-V, BEN & JERRY’S HOMEMADE, INC.

The Planning Commission considered a request for an exemption from site plan review for an 11-foot diameter by approximately 35-feet tall liquid sugar storage tank adjacent to the existing exterior storage tank at the Ben & Jerry’s factory on Route 100.

MOTION: Joe Greene moved and Hal Ranney seconded the motion to exempt from site plan review an 11-foot diameter by approximately 35-feet tall liquid sugar storage tank adjacent to the existing exterior storage tank at the Ben & Jerry’s factory on Route 100.

VOTE: The Planning Commission voted to unanimously carry the motion.

MINUTES

The Planning Commission reviewed the minutes of May 26, 2005.

MOTION: Darren Higgins moved and Dave Russo seconded the motion to approve the minutes of May 26, 2005, as amended.

VOTE: The Planning Commission voted to unanimously carry the motion.

ADJOURNMENT

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Dawn Lee Minter
Secretary