

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
JUNE 15, 2004**

The Wethersfield Planning and Zoning Commission held a public hearing on June 15, 2004, at 7:00 p.m. in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Earle Munroe, Chairman
Joseph L. Hammer, Vice Chairman
Theresa Forsdick, Clerk
Richard Roberts
George Oickle
David R. Edwards
Philip Knecht
Matthew Cholewa
John Hallisey
John Adamian
Robert Jurasin
Scott Murphy

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

Chairman Munroe called the public hearing to order at 7:00 p.m.

Clerk Forsdick read a description of the application:

APPLICATION NO. 1427- 04- Z. Cumberland Farms, Inc. seeking Site Plan and Design Review approval under Article XXXI 167-137 of the Wethersfield Zoning Regulations for the demolition of the existing building and construction of a new 4,185 s.f. building located on the west side of the Berlin Turnpike in a Business No. 2 Zone at 1855 Berlin Turnpike.

Clerk Forsdick read into the record memorandum from the Director of Public Works, Fire Marshal, Health Director and Town Planner/Economic Development Manager.

Attorney Peter Alter, Glastonbury, CT and Jim Giarrusso, Boler Engineers were present to represent the applicant Cumberland Farms. Mr. Alter described the site location at the corner of Arrow Road and the Berlin Turnpike and the "colonial style" of the building with red brick and white trim. Mr. Alter noted that the ZBA had granted a variance for this project to permit a series of relief from the zoning regulations. Mr. Alter briefly described the methods of shielding the lights so as to avoid glare, the lights will be full cut-off and the canopy lights will be fully recessed.

Mr. Giarrusso noted that roof top mechanicals are set in a well screened mansard roof with a railing system and won't be visible. The equipment is new and efficient and noise should not be a problem. Noise levels will be provided.

Mr. Alter then discussed the following: screening/fencing around dumpster, landscaping along property line with Elaine's restaurant, need to remove large, existing tree due to retaining wall, removal of underground tanks, parking and storm drainage.

Mr. Roberts was concerned with Fire Marshal comment regarding the need for sprinklers and whether parking spaces would be lost.

Mr. Gillespie noted that a parking variance had been received from the ZBA and that the required parking could still

be satisfied.

Mr. Jurasin noted that the DOT will require drainage computations.

Mr. Monroe asked if the State regulated the location of the pump islands. Mr. Giarrusso noted that the State does not and the islands were reconfigured to make the site safer and provide improved access for customers.

Mr. Monroe asked for any public comments for or against, there being no one else who wished to speak in favor or in opposition to this application, this hearing was declared closed.

There being no one else who wished to speak, the public hearing was closed.

Theresa Forsdick, Clerk

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC MEETING
JUNE 15, 2004**

The Wethersfield Planning and Zoning Commission held a public meeting on June 15, 2004, immediately following the public hearing, in the Council Chambers of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Earle Munroe, Chairman
Joseph L. Hammer, Vice Chairman
Theresa Forsdick, Clerk
Richard Roberts
George Oickle
David R. Edwards
Philip Knecht
Matthew Cholewa
John Hallisey
John Adamian
Robert Jurasin
Scott Murphy

Also present:

Peter Gillespie, Economic Development Manager/Town Planner

APPLICATION NO. 1427- 04- Z. Cumberland Farms, Inc. seeking Site Plan and Design Review approval under Article XXXI 167-137 of the Wethersfield Zoning Regulations for the demolition of the existing building and construction of a new 4,185 s.f. building located on the west side of the Berlin Turnpike in a Business No. 2 Zone at 1855 Berlin Turnpike.

Matthew Cholewa made a motion to approve Application No. 1427-04-Z for Cumberland Farms, Inc. with the following conditions:

This approval is granted subject to the following stipulations:

1. The details of the proposed retaining wall must be added to the plans.
2. The screening details for the trash enclosure area must be added to the plans to the satisfaction of the Town Planner.
3. The pavement markings for the Berlin Turnpike driveway must be added to the plans.
4. Modify the parking plan to address the concerns of the Fire Marshal's May 28, 2004 memo or as is required by other laws.

5. Add additional landscaping and trees to the satisfaction of Town Staff.
6. Add additional lighting details and specifications for all proposed fixtures to insure glare is minimized to the satisfaction of Town Staff.
7. Add signage calculations to the plan to document conformance to zoning regulations.
8. Provide specifications and noise calculations for any proposed rooftop mechanical units to insure compliance with Town Noise Ordinance.
9. Modify the plans and provide any required supporting documentation to address the concerns of the Town Engineer as stated in his memorandum dated June 1, 2004.

Commissioner Jurasin seconded the motion and the vote showed all members in favor.

APPLICATION NO. 1428-04-Z Southside Partners LLC. Mr. Gillespie noted that the applicant had requested that this application is tabled until the next meeting.

PRE- APPLICATION REVIEW Compass Engineering, 61 Arrow Road.

Mr. Ken Herbert of Compass Engineering, Rocky Hill, CT was present to discuss plans for the renovation of the former Arrow Tool Building at 61 Arrow Road. Preliminary plans were presented to illustrate the applicants intent to clean up the site, install a new façade, add additional parking, and create handicapped accessibility for a combination of light industrial and office space.

Discussion focused on the following:

Terry Forsdick noted the overgrown condition of the site and the variety of junk littering the property.

Mr. Herbert noted that the Fire Marshal will not permit the overnight storage of vehicles in the building due to fire coded issues.

Mr. Herbert also noted that improvements will be phased in as the tenant space is occupied and that a plan showing multiple phases will be submitted.

Mr. Don Mondani of Mondani and Associates was present to explain that there was a market for this type of space in the area and that parking is critical to the success of the project. Mr. Mondani noted that the prospective developer has a great track record and will build a good product. The intended occupants would be small contractors, sign companies, light industrial users.

Public Comments on General Matters of Planning and Zoning

Mr. Peter Leombruni of Broad Street was present to discuss the creation of a new lot on property adjacent to his. Mr. Leombruni expressed his concern that the planning and zoning commission had not been involved in the decision making process for a new lot. Mr. Leombruni noted that a possible "rear lot" had been created and that the Broad Street Green was being used to create access to this lot in conflict with the park land designation of the land. Mr. Leombruni was concerned that this could set a precedent for other areas of Town and the intent of the zoning regulations was in conflict.

Mr. Gillespie noted that this matter had been appealed to the ZBA for a late June hearing. Mr. Hammer noted that this matter was not for the PZC to decide and should go before the ZBA.

Mr. Louis Ocasio the property owner of the lot in question commented that he had filed a plan to create a "first cut" with the Town Clerk and that he had complied in all respects with the zoning regulations, had his attorney prepare the appropriate paper work and was working his way through the HDC process to build his home on this property. Mr. Ocasio reiterated his position that he had not created a rear lot.

Discussion of Zoning Regulations

Mr. Gillespie noted that the next available date for the public hearing was July 29 at 7:00 p.m. in the Council Chambers of Town Hall. The consensus of the Commission members was that this was a good night to schedule the hearing.

Approval of May 18, 2004 minutes

Mr. Oickle motioned to approve [the May 18, 2004 PZC meeting minutes](#), Mrs. Forsdick seconded the motion the vote showed all members in favor.

There being no further business to come before the Commission, the meeting was adjourned at 9:45 p.m.

Theresa Forsdick, Clerk