

**TOWN OF SOUTHURY
PLANNING COMMISSION
REGULAR MEETING
MAY 21, 2019**

*(summary of meeting)
(subject to approval)*

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The Planning Commission held a Regular Meeting on Tuesday, May 21, 2019 at 7:00 p.m., in Room 205A, Southbury Town Hall

MEMBERS PRESENT: Edward Hatfield – Chairman
Richard Teardo – Vice Chairman
Nancy Clark – Secretary
Alex Gittines
Harmon Andrews
Ron Conti
Lawrence Adzima - Alternate

MEMBERS ABSENT: Robert Harrison - Alternate

OTHERS PRESENT: DeLoris Curtis, AICP, Land Use Administrator and Other Interested Parties.

CALL TO ORDER: Chairman Hatfield called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Harmon Andrews was recited by those present.

SEATING OF ALTERNATES: None

PUBLIC HEARINGS:

1) Special Exception, Temporary Soil Extraction & Site Plan Applications – COMSAT, River Road

Chairman Hatfield read the Legal Notice into the record.

Mark Lancor, Dymar Inc. representing COMSAT Inc. gave an overview of the project stating that the applicant is proposing to expand its satellite ground station operation and is currently under contract to purchase adjacent property from the First Light Power Company. The new plan would install 28 additional antenna structures, up to 3.5 meters in size and 15 feet in height to be located on the ridge of the 9.8 acres. The plan for additional antennas will allow COMSAT the potential for future business growth. In order to prepare the new site area for the antennas the applicant is also seeking approval to remove 58,500 cubic yards of material from the site. There would be no changes to site lighting, number of personnel/parking spaces, and the water supply/sewage system. Approval from the Health Dept. has also been received.

Guy White, COMSAT Station Director explained there will be some tree removal which will follow the existing contours. All windblown dust from the earth removal operation will be kept to a minimum as dust is of great concern for the daily operation of the antennas. COMSAT will work with neighbor Robert Mitchell to remove materials off site which is expected to take 3 months.

Chairman Hatfield opened the public hearing to the floor for comment.

There was no public comment.

Mr. White discussed the security of the site and protection of the eagle population.

There being no further discussion, the public hearing was closed at 7:28 p.m.

2) Special Exception & Site Plan Applications – Corrigan Motors, Depot Hill Road

Chairman Hatfield read the Legal Notice into the record.

Mark Lancor, Dymar Inc. representing Corrigan Motors presented the application explaining the proposal is for a Vehicle Service and Maintenance facility with a 5,000 square foot building containing 6 bays housing a parts storage area, business office, customer waiting area, employee lounge and restrooms with parking spaces for 37 vehicles to be located at the intersection of Bullet Hill North and Depot Hill Roads. The applicant would also be seeking a license for emission testing from CTDMV.

Mr. Lancor plans to maintain the row of large sycamore trees along the old right of way which create a natural barrier between this site and the Pomperaug Office Park next door, a composite type brick type wall would be constructed protecting the roots so there will be no disturbance along the property line.

Mr. Lancor further discussed with members lighting of the building and site; also architectural design details of the building.

Brian Todd, applicant (Corrigan Motors) highlighted the daily maintenance process of vehicles in and out of the facility.

Correspondence from the Pomperaug Office Park Condo Association was read into the record.

Chairman Hatfield opened the public hearing to the floor for comment.

Carol Coburn, 970 Main Street South – spoke in favor of the application.

Howard ?? – wondered why the building is objectionable to some people.

Mrs. Curtis discussed with members the guard rail shown on the plans noting the type of railing still needs to be determined. Also, building plans would require the stamp of a licensed CT architect, therefore a revised set would need to be submitted.

Health Dept. approval has not yet been received.

Building signage and lighting was also discussed.

As additional information was requested the public hearing was continued to the June 18, 2019 meeting.

3) Special Exception & Site Plan Applications – Region#15 (Solar Carports)

Chairman Hatfield read the Legal Notice into the record.

Wallace Kerrigan & Ryan Linares of Greenskies Renewable Energy presented the application to construct four different solar carport structures over the existing parking spaces of the Rochambeau Middle School. Panels that were previously too close to the property line have been relocated to meet the required setback. Several trees are proposed to be removed and replaced. Electrical lines will be laid for site lighting of the panels. To keep snow from falling onto cars snow guards would be installed.

Mr. Linares explained as a contract has been signed with Region#15 to sell back power to the school at a discount, Greenskies Renewable Energy would design, build, own and maintain the solar carports.

Chairman Hatfield opened the public hearing to the floor for comment.

Carol Coburn, 970 Main Street South – raised concerns with the panels if they should fail.

David Pittari, 790 Peter Road – was concerned with the runoff of more water onto the site.

Kevin Bennett, 134 Main Street South – questioned if there would be any kind of underground detention for the roof water, and when the life of the panels is up who will remove them. Mr. Linares responded by saying that the panels would be replaced or removed by Greenskies Energy at company cost.

Mrs. Curtis questioned the need for lights to be on 7 days a week 24 hours a day. Mr. Kerrigan explained all lighting will be set to go on and off with a timer.

Mrs. Curtis suggested the need for a photometric to show compliance with the lighting regulations.

Richard Huot, Interm Finance Director for Region#15 explained his years of experience with rooftop systems and how it applies to this application.

Matthew Albino, Region#15 Energy Manager addressed the outstanding question of drainage.

As additional site information was requested the public hearing was continued to the June 18, 2019 meeting.

UNFINISHED NEW BUSINESS:

1) Special Exception, Temporary Soil Extraction & Site Plan Applications – Comsat

Chairman Hatfield read a draft resolution into the record.

An amendment of the draft to remove some wording to Line D (a portion of which should be cash) should read as follows: A bond in the amount of \$50,000, \$10,000 of which is to be cash,

Motion by Commissioner Clark; seconded by Commissioner Conti and passed unanimously as amended to approve Special Exception, Temporary Soil Extraction – COMSAT, Inc. – removal of 58,500 cubic yards of material from the site – 2120 River Road, subject to modifications and administrative requirements.

An amendment of the draft to Line #7 should read as follows: To allow for the installation of the antennas, 58,500 yards of material.....

Motion by Commissioner Clark; seconded by Commissioner Gittines and passed unanimously as amended to approve Site Plan Application – COMSAT, Inc. – Installation of 28 additional antenna structures, a service road and required infrastructure – 2120 River Road, subject to modifications and administrative requirements.

**** At this time Chairman Hatfield left the meeting (9:05 p.m.) ****

2) Special Exception & Site Plan Applications – Corrigan Motors

The public hearing was continued to the June 18, 2019 meeting.

3) Special Exception & Site Plan Applications – Region #15

The public hearing was continued to the June 18, 2019 meeting.

4) Site Plan Application, Driveway Curb Cut– 316 Main Street South

Kevin Bennett, Bennett Sullivan Associates and owner of 316 Main Street South gave an overview of the application explaining the original site approval proposed two curb cuts but only one was approved for the building. With the addition of two new tenants activity within the parking area has increased causing at times traffic jams with vehicle's

needing to back up the length of the parking area in order to exit the site. The current application proposes the addition of a one way exit only driveway out onto Main Street South.

Members discussed the modification and determined it is unique to this property.

**** At this time Commissioner Adzima was seated (9:08 p.m.) ****

Motion by Commissioner Clark; seconded by Vice Chairman Teardo and passed by a vote of 5 to 1 (Alex Gittines voted no) to approve Site Plan Modification – 316 Main Street South – additional driveway curb cut onto Main Street South, subject to administrative requirements.

OTHER BUSINESS:

Landscaping – 900 Main Street South

As there was no representation this item was carried to the June 18, 2019 meeting.

8-24 Referral from Board of Selectmen – Benches, Town Green

Bernie Mallon representing the American Legion discussed with members their project to remove ten wooden benches located on the green area between the Town Hall and Firehouse and replace them with five new Plaza Benches. The new benches are expected to be similar to those currently on the Veterans Green. The project is expected to be completed in 30 days. The American Legion is also proposing to place small memorial plaques on each of the benches.

After some discussion members suggested the Streetscape Committee direct placement of the new benches.

Motion by Commissioner Conti; seconded by Commissioner Gittines and passed unanimously to recommend the replacement of wooden benches on the Town Green by the VFW to the Board of Selectmen; subject to administrative requirements.

8-24 Referral from Board of Selectmen – Public Works, Peter Road

Mrs. Curtis read a letter from Public Works Director, John Cottell explaining that the current Town fueling station would be relocated across the street to the storage yard. The plan is to install one 10,000 gallon gasoline tank and one 10,000 gallon diesel tank with a canopy. Also, the driveway is proposed to be widen allowing for two-way traffic flow.

After discussing the project members determined site plans and a property survey are necessary to show extent of work for this project.

Request for 90 Day Extension – Resubdivision Lot 15R, Burr Farm Estates

Motion by Commissioner Gittines; seconded by Commissioner Conti and passed unanimously to approve a 90-Day Extension – Resubdivision of Lot 15R, Burr Farm Estates; subject to administrative requirements.

Staff & Member Reports:**Committee to Study Town Owned Properties/Land Use**

Commissioner Gittines reported the committee had recently met with a property broker and is currently studying two major large parcels in town.

Pedestrian Safety Study Discussion

Mrs. Curtis reminded members the public information meeting is scheduled for Wednesday, June 5, at 7:00 p.m. in Room 205 with a field walk of the corridor beginning at 2:00 p.m.

Guardrails

Mrs. Curtis informed members that the Board of Finance is requesting a guard rail guide. Upon discussion with Milone & MacBroom they could produce an engineering guard rail report at an estimated cost of about \$5,000. After some discussion members agreed to allow Milone & MacBroom the opportunity.

Correspondence: No correspondence was received.

Meeting Minutes – April 16, 2019:

Motion by Commissioner Andrews; seconded by Commissioner Conti and passed unanimously to approve the Minutes of April 16, 2019 as written.

** At this time a motion was made by Commissioner Andrews and seconded by Commissioner Conti to add the May 1, 2019 special meeting minutes to the agenda.

Meeting Minutes – May 1, 2019 (special meeting):

Motion by Commissioner Gittines; seconded by Commissioner Adzima and passed unanimously to approve the Minutes of May 1, 2019 as written.

Any Other Business: There was no other business.

Adjournment: The meeting was adjourned at 9:50 p.m.

Respectfully submitted,


Deborah Zachariewicz
Planning