

**Town of Preston
Planning and Zoning Commission
Tuesday, April 23, 2019
Preston Town Hall
7:30 p.m.
Regular Meeting**

Minutes

1) The meeting was called to order at 7:30 p.m. by Rich Chalifoux, Vice Chairman.

2) Roll Call

Regular Members

Art Moran, Jr., Chairman - *excused*
Richard Chalifoux, V. Chairman
Anne Sabrowski, Secretary
Denise Beale
Charles Raymond
Doreen Rankin
Mike Sinko

Alternates

Robert Berube
Nate Koniecko
Vacancy

Kathy Warzecha, Town Planner
Bekah Little, Recorder

R. Berube was seated in place of A. Moran, Jr.

3) Determination of Quorum

It was determined that a quorum was present.

4) Approval of Minutes

a) March 26, 2019 Regular Meeting minutes.

A. Sabrowski made a motion, seconded by M. Sinko to approve the Regular Meeting minutes of March 26, 2019 with two modifications. All in favor. Motion carries.

On pg. 3, last paragraph at the bottom of the page, second line should read, "Route 2A (Route 12) and at the end of the same paragraph, last sentence should read, ~~The applicant~~ Mr. Coty plans to lease the property.

5) Communications

- a) Letter dated March 18, 2019 from Connecticut Department of Energy & Environmental Protection from Michael Grzywinski, Environmental Analyst III regarding License #201809072-SDFTW for 14 Route 2; Excavation and filling of tidal wetlands on former Norwich Hospital property.
- b) Letter dated March 25, 2019 from State of Connecticut, Department of Transportation, Andrew S. Morrill to Mr. Darren Hayward P.E., CLA Engineers, Inc. regarding Bestway Gas Station & Market.
- c) Email dated April 4, 2019 from Kathy Warzecha, Town Planner to Bill Hadley regarding 154 Route 2, old Rena's Pizza.

- d) Email dated April 4, 2019 from Darren Hayward P.E. with CLA Engineers to Randy Dalton, Preston Sanitarian regarding septic design for 212 Route 2.
- e) Site Plan & Special Exception #2016-001, Barry & Jo Ellen Converse for property at 19 Route 165A; construction of an ice cream restaurant, approved in July of 2016.
- f) Bond Release of \$5,000.00; Site Plan Application #1-13, Rizwan Jameel, 397 Route 2; Bestway Convenience Store Gas Station.
- g) Working Drawings of Uhlig residence regarding ZP-2019-02.
- h) Letter dated 03/22/19 from Halloran Sage to Robert Congdon, First Selectman regarding Municipal Law Practice Group Update.
- i) Letter dated April 16, 2019 from Darren Hayward, P.E. , CLA Engineers, Inc. to Mr. Arthur Moran, Jr., Chairman, Planning & Zoning Commission regarding 65-day extension for 212 Route 2.
- j) Accessory Apartments.
- k) Draft PZC Schedule Planner 2019.
- l) Zoning Bulletin, March 10, 2019.
- m) Zoning Bulletin, March 25, 2019.

6) Membership

Both D. Rankin and C. Raymond had candidates that they thought were showing up but neither of them did. They were both hopeful that they would come to the next Commission meeting on May 28, 2019.

7) Public Hearings

None

8) Old Business

- a) **Site Plan Application #2019-01, Sultan Ali Javed, Applicant and Hussan Ali LLC, Owner for property located at 212 Route 2; Redevelopment of Gas Station & Food Market.**

Planner Warzecha explained that the applicant had to revise their plan because the 75' well radius is a no build zone but it goes onto the adjoining owner's property. The applicant will be retaining the existing well and septic systems. The applicant has requested a 65-day extension because the Inland Wetlands Commission has not yet approved the revised plan due to the redesign. Darren Hayward from CLA Engineers, Inc. spoke on behalf of the applicant explaining further that the development will no longer have a food service and will not be offering a public toilet. It will now be a gas station and food market with pre-packaged food.

C. Raymond made a motion, seconded by D. Beale to extend a 65-day extension for the new plan review. All in favor. Motion carries.

- b) **Zoning Permit Application #2019-02, Gerald & Debra Delmato, Applicants/Owners for property located at 238 Krug Road; construct a new garage with an accessory apartment.**

Planner Warzecha explained that everyone has received the revised elevation plans for the project showing the construction of a new garage with an accessory apartment. The main consensus was that the plan now looks like a garage. The Delmato's were present and provided the Commission with photos of garages with accessory apartments in the local area. The pictures were passed around so that the Commission members could take a look. Discussion ensued on the photos.

Gerald Delmato, 238 Krug Road, explained that they took into consideration suggestions to change the roof line and add dormers. A preliminary set of plans was brought to the Town Planner and the Delmato's left that meeting with the thought that the plan needed to be more garage-like. The percentages of the square footage changed slightly. The full square footage is now 3,598' with the existing house at 2,520' and the apartment now 1,078' making it 29.96% still under the 30% the current regulations allow. The Town Planner addressed the Commission and advised them to look at the façade and decide whether it meets the intent of the regulations.

D. Beale asked about the dormers and noted that they are not traditional dormers. It was explained that although the dormers are not functional, they give the impression of real dormers from the outside. A. Sabrowski noted that on paper it works but that from an ethical point of view it's questionable. She said that it's like adding a second home to a one lot but that the regulations currently allow it. Gerald Delmato said that they made the changes that were called for at the last meeting and they included the roofline and pictures but that he did not recall discussion of dormers. He said that the plans were changed for the appearance only. Planner Warzecha said that technically they meet the requirements but that the discretionary component is complicated and yet permitted.

After further consideration, M. Sinko made a motion, seconded by D. Rankin to approve Zoning Permit Application #2019-02. Six in favor and one opposed. Motion carries.

9) New Business
None

10) Other Matters

- a) Site Plan & Special Exception #2016-001, Barry & Jo Ellen Converse for property at 19 Route 165A; construction of an ice cream restaurant, approved in July of 2016.

Planner Warzecha explained that their bond is no longer valid. She called the insurance company to verify this. Since a valid bond is required for the plan, a notice will be filed in the Land Records invalidating their approval, and the Commission members were in agreement. Planner Warzecha will write up a letter and file it in Land Records.

- b) Bond Release of \$5,000.00; Site Plan Application #1-13, Rizwan Jameel, 397 Route 2; Bestway Convenience Store Gas Station.

Planner Warzecha explained that the signage out in front of the gas station and food market is not in accordance with the original plan and does not meet our criteria. Initially the sign was supposed to be tall but he changed it, through the Commission, to be shorter. He has not been happy with the shorter signage and he has gone ahead and made the sign taller without consulting the Commission. He knew that if he made any further changes that he would have to go in front of the Commission. It was agreed that the Town Planner contact Mr. Choudhry asking about the sign and recommended that the bond release be tabled.

C. Raymond made a motion, seconded by R. Berube to table Site Plan Application #1-13. Planner Warzecha will write a letter to the applicant to follow the original plan regarding the signage. All in

favor. Motion carries.

c) Schedule Planner.

Planner Warzecha said that she made revisions to the PZC portion of the Schedule Planner and that everything highlighted was revised. So far, she has received responses from the Board of Education, Amos Lake Association and the Board of Finance. She asked the Commission members to look at the document and to bring any questions and/or suggestions to the next meeting.

d) Accessory Apartments.

Planner Warzecha said that the project approved at this meeting was quite large for a garage and an accessory apartment and the Commission members agreed. Discussion ensued and it was agreed that it should be 30% of the primary dwelling unit only. Not allowing covered walk-ways to attach to the unit and the house was also discussed. After an extensive discussion, it was decided to only allow accessory apartments in existing structures. Planner Warzecha suggested a hearing be scheduled in May.

Planner Warzecha entered a communication, from the Zoning Enforcement Officer(ZEO), received today at 4:00 p.m. It was agreed that:

- A. The report should be received 5 days before the Commission meeting, Thursday to allow it to be a part of the agenda.
- B. Information regarding pending violations should be a part of the report.
- C. Phone conversations do not need to be a part of the report.

M. Sinko made a motion, seconded by D. Beale to ask the ZEO for her report at least 5 days in advance of the Commission packets going out to Commission members. All in favor. Motion carries.

11) Public Comment

None

12) Adjournment

C. Raymond made a motion, seconded by M. Sinko to adjourn the meeting at 8:45 p.m. All in favor. Motion carries.

Respectfully Submitted,

Rebekah H. Little
Recorder