

**PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
PLANNING AND ZONING COMMISSION
February 14, 2017**

REGULAR MEETING AT 7:30 P.M.

**MUNICIPAL CENTER
ROOM 304**

PRESENT: M. Weimer, G. Petit, P. Saucier, A. Sarra, W. Davison, J. Bartiss-Earley, D. Thompson

STAFF PRESENT: M. DeVoe, Garrett Daigle

EXCUSED ABSENCE: A. Chapman, W. Ricci

I. ROLL CALL

II. PUBLIC HEARING

None

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. PZ 01/17#01 – Bernard Pellegrino (AMERCO Real Estate/U-Haul) – Site Plan Modification – Propose to refurbish existing building into self-storage and retail space and construct some exterior self-storage at 10 New Britain Ave (MBL 23-O-03) in a General Industrial/General Commercial Zone (Decision Required by April 20, 2017)

AMERCO Real Estate (U-Haul) proposes to rehab and enhance the former GE building located at 10 New Britain Avenue. The building is over 180,000 square feet and sits on a parcel that is nearly 15 acres. The proposal involves over 1,000 indoor storage units, 30 outdoor storage units that will provide screening for covered RV storage, a retail facility for leasing trucks and selling moving supplies, as well as a propane filling station. U-Haul will also add façade and landscaping improvements to the former industrial site, which will improve screening especially along Sherman Street. A new curb cut is proposed on New Britain Avenue approximately 275 feet east of the Route 10 intersection. This would be a full service drive that has the potential of creating issues as patrons exit east bound but especially west bound into lanes already queuing for their respective turning movements on Rte. 372. They are also proposing to open the former 25-26 space visitor parking lot on New Britain Avenue in close proximity to the water tank for right in/right out access to the entire site, potentially increasing traffic at this curb cut as well. The existing access on Hooker Street which was the primary and only access for employees and deliveries for GE will remain as

is. The applicant provided a letter requesting a review to the Office of the State Traffic Administration in support of these changes on State Route 372. Their three-page letter talks briefly about the project description and trip generation and distribution, but does not rise to the level of an in-depth traffic study. You have the right to ask for such a study and the applicant has been advised by staff that such a study might be appropriate. Having now had the opportunity to review the plans (11 X 17 Plans are enclosed for your preliminary review), I note that no signalization is proposed and no additional turning lanes have been proposed. It can also be noted that while the lane configurations appear to be accurate on Hooker Street, they are much less discernible on New Britain Avenue where in my opinion; it is more of an issue. DOT average daily traffic counts measured in 2012 indicate levels at or above 16,000 vehicle trips on New Britain Avenue in close proximity to the site. They were only higher in front of CT Commons and at the Rte. 72 exit/entrance off North Washington Street.

The commission agrees that a traffic study will be necessary. Mark to communicate this request to the applicant.

2. PZ 01/17#02 – Bernard Pellegrino (AMERCO Real Estate/U-Haul) – Special Exception – Propose to install new 30-foot-tall detached sign, 8 attached signs, and relocate an existing non-conforming sign – 10 New Britain Avenue (MBL 23-O-03) in a General Industrial/General Commercial Zone (Public hearing must open by April 20, 2017. Staff recommends March 14, 2017 or March 24, 2017)

AMERCO Real Estate (U-Haul) is requesting three (3) special exceptions:

1. An over height, oversized detached sign, to be located on the corner of New Britain Avenue and Hooker Street, the North East corner of the property. The request is for a 30-foot-tall sign where 12 is allowed, and a 415 square foot sign where 24 is allowed. This is being requested to facilitate visibility from the surrounding area and Route 72. *The ZBA approved a 45-foot-high sign at their meeting on 2/13/17 so the part of this special exception requesting a 30-foot-high sign is withdrawn.*
2. Eight (8) attached signs where 1 is allowed. The building has frontage on East Street, New Britain Avenue, and Hooker Street and is the applicant is attempting to provide adequate signage for the facility to advertise services offered therein. *The collective size of all signs does not exceed the maximum permitted by your regulations. The ZBA approved 1010 square feet of attached non-illuminated signage at their meeting on 2-13-17.*
3. To relocate an existing non-conforming traffic control sign, currently located near the corner of New Britain Avenue and Hooker Street, U-Haul requests to move the sign 300 feet South West to the proposed new entrance on New Britain Avenue. *This sign was in existence and is considered existing nonconforming, which means it may remain where it is. The proposed location is less nonconforming and works better for the applicant and is safer in that the leading edge of the sign is shown to be 20 feet from the gutter on New Britain Avenue and will not present any site line issues.*

A motion was made by: Glen Petit to set a public hearing on March 28th at 7:30 PM for PZ 01/17 #02 for AMERCO Real Estate, requesting a special exception for an oversized detached sign, multiple attached signs, and relocation of an existing non-conforming sign.

Seconded by: P. Saucier

All in Favor 7 to 0

Motion Passes

3. Elections

A motion was made by: W. Davison to elect Jennifer Bartiss-Earley as Chairwoman.

Seconded by: P. Saucier

All in Favor 6 to 0

J. Bartiss-Earley abstains

Motion Passes

A motion was made by: W. Davison to elect D. Thompson as Secretary.

Seconded by: P. Saucier

All in Favor 6 to 0

D. Thompson abstains

Motion Passes

V. BILLS AND COMMUNICATIONS

1. CT Federation of Planning and Zoning Quarterly Newsletter – Winter 2017

VI. MINUTES

A motion was made by A. Sarra to approve the Regular Meeting Minutes of January 24, 2017 as written.

The motion was seconded by: M. Weimer

Vote: 7-0 in favor

Minutes Approved

VII. REPORTS

M. DeVoe discussed the U-Haul traffic plan and asked the Commission if they wanted to request a traffic study. The Commission arrived at a consensus. Based upon the new curb cuts and increased traffic proposed to enter and exit onto New Britain Avenue, they did request a full traffic study and asked staff to convey that to the applicant.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 8:00 pm by: P. Saucier

The motion was seconded by D. Thompson

Vote: 7-0 in favor

Meeting adjourned at 8:00 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary