

REVISED
PLANNING AND ZONING COMMISSION
PLAINVILLE, CONNECTICUT

MINUTES
PLANNING AND ZONING COMMISSION
March 28, 2017

REGULAR MEETING AT 7:30 P.M.

MUNICIPAL CENTER
ROOM 304

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

STAFF PRESENT: M. DeVoe, G. Daigle

ALTERNATES PRESENT: A. Chapman, W. Ricci (sat for A. Sarra)

ABSENT: None

I. ROLL CALL

All members are present.

II. PUBLIC HEARING

1. PZ 01/17#02 – Bernard Pellegrino (AMERCO Real Estate/U-Haul) – Special Exception - Propose to install 8 attached signs where one is permitted by right, install a 415-square foot detached sign where a 24-square foot sign is permitted by right and relocate an existing non-conforming sign where relocation is not permitted by right – 10 New Britain Avenue (MBL 23-O-03) in a General Industrial/General Commercial Zone (Public hearing must close by May 2, 2017).

U-Haul is seeking a Special Exception for an oversized detached sign, multiple attached signs, and relocation of an existing non-conforming sign to a more conforming location. U-Haul is requesting an oversized sign of 415 square feet where 24 is allowed. For comparative purposes, staff provided the PZC with another oversize freestanding sign application at CT Commons. They were awarded approx. 1,300 square feet of detached sign area on three separate poles (396 sf, 396 sf and 520 sf) that translates into roughly 18.5 sf of detached sign area per acre for the 70-acre lot at CT Commons. U-HAUL is asking for 27 sf of sign area per acre at the proposed 10 New Britain Avenue site. They are also requesting eight (8) attached signs where one (1) is allowed due to their frontage on five (5) public highways and the size of their building. The final Special Exception is to relocate an existing non-conforming traffic control sign to a location that is more conforming, near the proposed new entrance off New Britain Avenue (§4.03 11). ZBA has

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previously approved the size of the attached signs at 1010 square feet and a height of 45 feet for the detached sign.

The applicant presented the sign requests, citing variances received from ZBA for the height of the freestanding sign pole and the additional square footage of attached sign area that was approved. In addition,

Jennifer Bartiss-Earley opened the public hearing. One resident was present.

Arthur Screen, 62 Robert Street Ext, opposed to proposed size of requested detached sign.

Mary Ellen Wazorko sent in an email in opposition. She feels that the sign request is too large for the area.

There was consensus on the Commission that they could not refute the height of the attached sign, or the amount of square footage of attached signs on the building due to the variances approved by ZBA. There was some discussion regarding the appropriateness of the size of the freestanding sign, but no decision was made during the hearing as to how the Commission would act on that portion of the special exception application.

As to the Site Plan, the major issue appeared to be traffic. The PZC was told that the plan had been revised to close the entrance closest to the Hooker Street intersection with Rte. 372. The applicant proposed moving a new curb cut to a point that was more equidistant from the East Street and Hooker Street intersections. DOT reviewed the plan and requested that this new curb cut be a right in/right out access only. The applicant revised their plans to illustrate that change and further described the many landscaping and stormwater enhancements shown on the plan.

Jennifer Bartiss-Earley closed the public hearing.

2. PZ 02/17 #03 – Dependable Starter & Alternator LLC – Special Exception – Propose to install a second attached sign where one (1) is permitted by right on West Main Street – 62 West Main Street (MBL 28-D-07) in a Central Commercial Zone (Public hearing must close by May 2, 2017)

Dependable Starter & Alternator located at 62 West Main Street is seeking a Special Exception to place two (2) attached signs where one (1) is permitted by right. There is currently one (1) sign over the main entrance which faces the parking lot instead of West Main Street. The Applicant wishes to put up a second sign on the side of the building that faces West Main Street. The length of the front of the building on West Main Street is 54 feet, allowing for 54 square feet of attached signage. The current sign is thirty (30) square feet and the second sign will be twenty-four (24) square feet, bringing the total attached signage to the maximum allowed.

No one from the public was present so Jennifer Bartiss-Earley closed the public hearing.

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III. UNFINISHED BUSINESS

1. PZ 01/17#01 – Bernard Pellegrino (AMERCO Real Estate/U-Haul) – Site Plan Modification/Adaptive Reuse – 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)

U-Haul is requesting a Site Plan Modification to allow for modifications to the façade and parking lot, as well as 30 outdoor storage units and covered RV storage, improved landscaping, and a propane tank filling station. U-Haul has taken staff and commission comments and presented a revised site plan, which was modified further by DOT required changes. The commercial use proposed on this site is not typically allowed in a General Industrial Zone, but may be permitted as a matter of right due to the applicant's ability to comply with Section 2.04B of your regulations.

A motion was made by: D. Thompson to approve with modifications application PZ 01/17 #01 Site Plan Modification/Adaptive re-use for Bernard Pellegrino (AMERCO Real Estate/U-Haul) at 10 New Britain Avenue MBL 23-O-03

Seconded by: W. Davison

Modifications:

1. The relocated non-conforming sign must be a minimum of 12 ft from the property line.
2. Revise site plan to include; new curb cut, mountable curb, safety signage, revised plan date 3/28/17.
3. Lighting and lighting detail must be added to site plan for staff review.

All in Favor 7 to 0

Motion Passes

2. PZ 01/17#02 – Bernard Pellegrino (AMERCO Real Estate/U-Haul) – Special Exception - Propose to install 8 attached signs where one is permitted by right, install a 415-square foot detached sign where a 24-square foot sign is permitted by right and relocate an existing non-conforming sign where relocation is not permitted by right – 10 New Britain Avenue (MBL 23-O-03) in a General Industrial/General Commercial Zone (Public hearing must close by May 2, 2017).

The commissioners discussed the requests. They all agree that the building signage is done tastefully, but suggest changing 1 building sign about the propane available, instead of the redundant hitches available sign. It was thought that the size of the oversize detached sign could be reduced by placing some of the messages shown there on the building.

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The commissioners agree that the detached sign size requested is too large for the area. The commission recommends that the applicant reconfigure the size of the sign and come back before the commission.

A motion was made by: G. Petit to approve with conditions application PZ 01/17 #01 Special Exception for an oversized detached sign, more than one sign per business and relocation of an existing non-conforming sign for Bernard Pellegrino (AMERCO Real Estate/U-Haul) at 10 New Britain Avenue MBL 23-O-03

Seconded by: D. Thompson

Conditions:

1. The commission denied the request for an oversized detached sign. The detached sign is excessive and does not match the character of the area.
2. Illuminated detached signage must be turned off by 10 pm daily

All in Favor 7 to 0

Motion Passes

3. PZ 02/17 #03 – Dependable Starter & Alternator LLC – Special Exception – Propose to install a second attached sign where one (1) is permitted by right on West Main Street – 62 West Main Street (MBL 28-D-07) in a Central Commercial Zone (Public hearing must close by May 2, 2017)

The commissioners discussed the request and find it reasonable for safety reasons of locating the business.

A motion was made by: M. Weimer to approve application PZ 03/17 #04 Special Exception for multiple detached signs for Dependable Starter & Alternator LLC. At 62 West Main Street MBL 28-D-07

Seconded by: G. Petit

All in Favor 7 to 0

Motion Passes

IV. NEW BUSINESS

None

V. BILLS AND COMMUNICATIONS

1. Zoning Practice Issues 2 and 3

VI. MINUTES

A motion was made by W. Davison to approve the Regular Meeting Minutes of February 14, 2017 as written.

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The motion was seconded by: P. Saucier

All in Favor 7 to 0

Minutes Approved

VII. REPORTS

1. Atty. Bill Galske

Staff was contacted by Attorney Bill Galske in regards to a potential change in the Connecticut liquor laws for minimum pricing requirements. Attorney Galske expressed concern that a change in this law would allow for bulk buy liquor stores, with a primary issue of these stores possibly locating in the Central Commercial zone. While this may be improbable it is not impossible. Attorney Galske recommends the elimination of liquor stores in the CC zones.

The commissioners discussed this suggestion and decided that they do not want to limit the businesses downtown. This topic is tabled for now.

2. Congratulations were made to Jennifer Bartiss-Early on her appointment as Vice Chair to Plainville's Regional Council of Governments.
3. The new reporting format discussed by Staff was desirable. The PZC agreed that they would like to try the new reporting format as it places all items for a single application in one place.

VIII. ADJOURNMENT

A motion was made to adjourn the meeting at 9:22 pm by: P. Saucier

The motion was seconded by D. Thompson

Vote: 7-0 in favor

Meeting adjourned at 9:22 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom

Recording Secretary