

ZONING COMMISSION MEETING
MONDAY, JULY 11, 2016
TOWN HALL 7:00 P.M.

Present: Daniel Thurston, Deborah Kovall, Alternate Member Brooke Cheney and Land Use Coordinator Polly Redmond
Absent: Chairman Don Truskauskas, David Mathes and Michelle Rewenko

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chair Brooke Cheney called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/27/16

Tabled to next meeting due to lack of a voting quorum.

3. PUBLIC COMMENT.

None.

4. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR 120' X 200' 20 STALL HORSE BARN WITH INDOOR RIDING ARENA, PARKING, GRADING AND ACCESS - LOT 21, EQUESTRIAN ESTATES, 485 PLYMOUTH ROAD.

William J. Tracy, Furey, Donovan, Tracy & Daly, P.C., Bristol, CT, is present to represent the applicant. Jason Riccio, Supreme Industries/Pickett Brook Property and Jared Braddock, Supreme Industries/Pickett Brook Property are also present. Atty. Tracy presents revised plans prepared by R.R. Hiltbrand Engineers and Surveyors with the cover sheet, Sheet O, titled Proposed Site Plan – Lot 21, Equestrian Estates, revised to 7/11/16 as per Commission (Zoning) Comments, the second Sheet O, titled Proposed Plot Plan – Lot 21, revised to 4/26/16 per Wetlands Commission shows topography, Sheet SP, Proposed Site Plan – Lot 21, revised to 6/6/16 to show replanting area and 7/01/16 as per TAHD comments, Sheet D, Site Details – Lot 21, revised to 6/6/16 to show replanting area and Sheet S&E, Sediment & Erosion Control Details, 3/29/16.

Atty. Tracy states that all Zoning requirements listed at the last Zoning meeting have been included on the revised plan Sheet O, 7/11/16 under Approval Notes and are as follows: 1) The gravel drive and the turnaround are to be kept open for emergency vehicle access. 2) No parking within 100 feet of Plymouth Road. 3) No outside lighting except for security or as required by the building code. 4) Manure to be removed as needed; at least weekly. Additional parking is being shown on the revised plan Sheet O, 7/11/16, shown as Parking Area #1, #2 and #3 as well as locations for 'No Parking' signs to be posted along the north side of the driveway at 100 feet on center and notation that there shall be no parking within 100 feet of entrance off Plymouth Road. Land Use Coordinator Redmond questions whether Highway Supervisor John Fredsall has reviewed the revised plans showing parking as requested by the Zoning Commission. Atty. Tracy states that he thought John Fredsall had commented on them. No communication from J. Fredsall has been received in the Land Use office. LUC Redmond questions where parking will be relocated to once the road is built out to Plymouth Road according to Equestrian Estates Subdivision plans. Atty. Tracy states that accommodations would have to be made but that it is uncertain whether the proposed road will be in the original location or moved further south but that if it is to remain in the original location then they would have to come up with other parking spaces elsewhere. He notes that the Planning Commission will address any relocation of the road and parking would be addressed at that time. Atty. Tracy notes that professional engineers are currently working on the road design that will extend Break Maiden Lane out to Plymouth Road. The outside 100' x 100' sand riding ring is now shown on the site plans but delineation on

where the horses will be walked from the building to the pasture and riding arena are not shown. Zoning Commissioners present tonight believe it is not necessary to show the path the horses will take.

D. Kovall states that the revised plans presented tonight covers all of Zoning's requests from the last Zoning meeting and that the Commission should make a motion on what is being presented now and not base any decision on a road that may or may not go through. Any parking spaces lost would have to be replaced when that time comes. D. Kovall **motioned** to approve the application and site plans as presented with the condition that TAHD approval is received, that a driveway opening permit is received and that Highway Supervisor John Fredsall reviews and approves of the parking plans along the accessway. D. Thurston seconded the motion and it passed unanimously.

5. DISCUSSION – FILLING VACANT REGULAR MEMBER POSITION TO 11/5/19.

No discussion.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

7. ANY OTHER BUSINESS.

D. Thurston **motioned** to add to the agenda **Pickett Brook Property, application for single family dwelling, lot 23, Fox Hunt Way, Equestrian Estates Subdivision**, seconded by D. Kovall. Motion passed unanimously.

Jared Braddock, Supreme Industries/Pickett Brook Property, is present to represent.

Plans by Jones Engineering, Southington, CT, titled Proposed Zoning Location Survey & Septic System Design prepared for Lot 23, Fox Hunt Way, dated 4/19/16 are reviewed. IWWC approval and driveway permit have been received. TAHD approval is outstanding. A rain garden is proposed for this lot but has changed location from first proposed in the subdivision application so that it is more advantageous to collect water from roof drains.

D. Thurston **motioned** to approve the application pending TAHD approval, seconded by D. Kovall. Motion passed unanimously.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

D. Thurston **motioned** to adjourn the meeting at 7:35 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

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ON 07/14/16 AT 11:13 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK