

ZONING COMMISSION SPECIAL MEETING
MONDAY, MAY 23, 2016
TOWN HALL 6:55 p.m.

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

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chairman D. Mathes called the meeting to order at 6:57 p.m. All members present are seated.

2. APPOINT NEW REGULAR ZONING COMMISSIONER TO FILL VACANT POSITION WITH TERM EXPIRING 11/7/17.

M. Rewenko **motioned** to nominate and appoint Deborah Kovall to the vacant regular member position, term ending 11/7/17, seconded by B. Cheney. Motion passed unanimously.

3. ADJOURN TO REGULAR MEETING.

M. Rewenko **motioned** to adjourn the Special Meeting at 6:58 p.m., seconded by B. Cheney. Motion passed unanimously.

ZONING COMMISSION MEETING
MONDAY, MAY 23, 2016
TOWN HALL 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chairman D. Mathes called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 4/25/16 & 5/9/16

Tabled due to lack of a voting quorum.

3. PUBLIC COMMENT. None.

4. JEFF NEUMANN – APPLICATION FOR ADDITIONAL DECK, 207 BLUEBERRY HILL ROAD. REQUEST FOR WAIVER OF ENGINEERED PLAN.

Mr. Neumann is present. A copy of a 1998 As Built prepared by Hodge Surveying Associates when the home was built is reviewed along with a sketch showing the additions. IWWC and TAHD approvals have been received. D. Kovall **motioned** to grant the request for a waiver of an engineered plan, seconded by B. Cheney. S. Maston **motioned** to approve the application, seconded by D. Kovall. Both motions passed unanimously.

M. Rewenko **motioned** to add to the agenda: Town of Harwinton – Application for Expansion and Renovations to Harwinton Public Library, 82 Bentley Drive. Motion seconded by S. Maston and passed unanimously.

TOWN OF HARWINTON – APPLICATION FOR EXPANSION AND RENOVATIONS TO HARWINTON PUBLIC LIBRARY, 82 BENTLEY DRIVE.

Leslie Flowers, Chairman, Library Building Committee, addresses the Commission and introduces Ken Best, Lead Architecture and Project Manager, Drummey Rosane Anderson, Inc., South Windsor, CT, who reviews the site plans prepared by DRA, Inc. and Milone & MacBroom, Cheshire, CT dated 5/23/16 Cover Sheet titled Harwinton Public Library Expansion and Renovations, Sheet EX.1 Existing Conditions, Sheet LA.1 Site Plan – Layout Materials and Landscaping, Sheet GR.1 Site Plan – Grading and Utilities/Sediment & Erosion Control, Sheet SED.1 Sediment and Erosion Control Notes and Details and Sheets SD.1, SD.2 & SD.3 Site Details. The proposed Library addition is to construct a 7,000 square foot addition to the east of the existing Library bringing the total square footage of the building to 12,800 with no changes made to the basement of the building and the addition being constructed on slab. David Dickson, Senior Project Manager, Landscape Architect, Milone & MacBroom, addresses the Commission concerning the renovations to access the parking areas, sidewalk reconstruction, utility relocation and landscaping, including installation of a rain garden east of the proposed building addition. Ryan McEvoy, P.E., Milone & MacBroom addresses the Commission concerning the septic system which was installed in the 1980s. The septic tank will be relocated further north and east of its present location and will be situated north of the proposed addition. TAHD wanted a reserve area to be shown on the site plans and B100a soil testing done. After receiving these items, TAHD gave approval on 5/23/16. IWWC Agent approval was received on 5/16/16. R. McEvoy notes that a sprinkler system will need to be installed in the Library. He addresses Stormwater Management stating that there are presently two existing storm drainage systems in the vicinity of the Library. The first system collects stormwater from the parking area adjacent to the basketball courts. This system discharges into a rip rap pad and level spreader. The second system collects runoff for parking and landscaped areas around the town hall and the library as well as the westerly portion of Bentley Drive. This system discharges to a flared-end section to the north of the Library along the northern property line. The parking area near the Library currently discharges to a leak off in the northeast corner of the parking area. An Engineering Report on file dated May 12, 2016 prepared by Milone and MacBroom states that due to an increase in volume of runoff, some retention is required on site. This retention will be obtained from a rain garden that has been sized to accommodate the increase in volume of runoff for the 100-year storm. The existing storm drainage system that discharges along the northern property line was modified to reroute the pipe network around the proposed addition and collect the stormwater from the landscaped areas around the building. The amount of impervious area routed to this system was reduced by 4,000 square feet compared to the existing conditions. An additional stormwater conveyance system was added to the site to eliminate the leak off in the existing library parking area. The proposed system collects the new parking area runoff and discharges it to the proposed rain garden. The rain garden will overflow to the existing rip rap level spreader to prevent downstream erosion.

Jeff Neumann, Harwinton Building Inspector, questions parking lot requirements. David Dickson explains that the Harwinton Zoning Regulations do not provide a ratio of parking for library space requirements so they went to the Institute of Transportation Engineers (ITE) handbook which suggested Suburban Library parking quantities range from between 1.99 vehicles per 1,000 square feet GFA (33rd percentile) to 4.19 vehicles per 1,000 square feet GFA (85th percentile). The proposed Library GFA is 12,807 square feet, therefore using an average of the 33-85 percentile (or 2.61 per 1,000 square feet GFA) approximately 33.4 spaces should be required. The Parking Data Table provided on the Title Sheet Site Plan notes that when adjacent overflow parking is utilized (basketball court area) the total number of available spaces is more than adequate, exceeding the 85 percentile suggestion of 53 spaces. David Dickson also explains that the parking lot was designed to allow for adequate access of a 60 foot fire emergency vehicle without clipping any curbing or parked vehicles in parking spaces. If there are concerns of getting a fire truck around the center parking spaces, during construction and before curbs are put in, the center parking and curbing can be staked and the town could bring in their biggest fire truck to test out the turning radius. With no further questions or comments, Commissioner D. Kovall **motioned** to approve the application and site plans as presented based on compliance with the 8/28/15 Zoning Regulations. Commissioner B. Cheney seconded the motion and it passed unanimously.

5. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

6. **ANY OTHER BUSINESS.**

Members of Lewis Mills Senior Civics Class are present. Commissioners discuss with them the duties and powers of the Harwinton Zoning Commission.

7. **CORRESPONDENCE.**

None.

8. **INVOICES.**

None.

9. **ADJOURN.**

M. Rewenko **motioned** to adjourn the meeting at 7:45 p.m., seconded by S. Maston. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 05/25/16 AT 2:39PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK