

Westbrook Planning Commission
Regular Meeting Minutes
June 10, 2019
7:00 p.m.
Mulvey Municipal Center, 866 Boston Post Road
Multi-Media Room

MEMBERS PRESENT: Marilyn Ozols, Chair; Phil Bassett, Secretary; Bill Neale (Regular Member), Tammy Niedzwicki (Regular Member); Marie Farrell (Alternate Member), Richard Newberg (Alternate Member)

MEMBERS ABSENT: Eric Reeve (Regular Member); Sheryl Becker (Alternate Member)

M. Ozols called the meeting to order at 7:03 p.m. Richard Newberg was seated for Eric Reeve.

SUBDIVISIONS: None

TOWN AND GOVERNMENT AGENCY REFERRALS: None

SELECTMEN REFERRALS: None

ZONING REFERRALS:

1. ZC2019-003. 1356 Old Clinton Road, Map 176, Lot 113. Vista Life Innovations, Inc., owner and applicant. Modification of Special Permit for lighting plan and walkways.

The development is now in Phase II and Phase III. The applicant is looking to add pedestrian friendly paths to connect all of the buildings and entrances and exits. They are not changing the parking count or parking strategy. They are just creating a pedestrian pathway by tightening up the parking area. The purpose is to connect all buildings and entrances and exits without having to walk into vehicle pathways.

Some existing lighting will remain, and some existing lighting will be removed. The new proposed lighting on the plan shows the type of lighting and the timing of the lighting. The updated photometric plan annotates all of the requirements of the Westbrook lighting code item by item showing compliance. They are still working with their lighting vendor, so there will be another updated photometric plan submitted. Their main focus is to bring an appropriate level of lighting to promote safety and to comply with town requirements.

In summary, this application is only for lighting, walkways and some parking to better align with walkways.

There was discussion about lighting on adjacent properties abutting Vista and recommending to the Zoning Commission that parking spaces used by Vista and located on Norris Avenue also be well lit.

A motion was made by B. Neale to find amending the Special Permit for ZC2019-0003. 1356 Old Clinton Road, Map 176, Lot 112. Vista Life Innovations, Inc., owner and applicant, to include a new lighting plan, walkways and parking realignment CONSISTENT with the Plan of Conservation and Development recommendations to: Consider taking more aggressive action in reducing light pollution. The Planning Commission recommends that the Applicant modify its lighting plan to provide adequate light for the on-street parking spaces on Norris Avenue that are included in the parking count for this site. The motion was seconded by T. Niedzwicki and was approved unanimously.

2. ZC2019-004. 201 Spencer Plain Road, Map 163, Lot 081. Valley Shore YMCA, Inc., owner Greenskies Renewable Energy, LLC, applicant. Modification of existing Special Permit for new use, ground-mounted solar panel array with associated equipment.

This application is for a 585 kilowatt DC ground mounted solar array to offset the majority of the power used for the YMCA. The solar will be going on the southern end of the parcel. They have permission from the CT DOT to clear trees up to I-95. They will be clearing 6 acres of trees. There will not be adverse impacts to drainage. They are adding some infiltration along I-95 due to contours and potential for water collection. This is being treated as an accessory use to the building because the energy is being used by the building itself. There will not be additional glare to the cars passing on I-95. There are 1,600 solar panels.

A motion was made by B. Neale to find ZC2019-0004; 201 Spencer Plain Road, Map 163, Lot 081. Valley Shore YMCA, Inc., owner Greenskies Renewable Energy, LLC, applicant. Modification of existing Special Permit for new use, ground-mounted solar panel array with associated equipment CONSISTENT with the Plan of Conservation and Development recommendations to: reduce emissions from local sources as set forth in Action Summary for Sustainability Resilience Action Item 4.25, to strive to ensure that air quality impacts from local land uses and other activities..are minimized or eliminated. The Planning Commission recommends that the Applicant provide its drainage calculations to the Land Use Department so that the Zoning Commission can evaluate whether the proposed drainage swales have been properly designed. The motion was seconded by P. Bassett and was approved unanimously.

3. ZC2019-005. 14 Westbrook Place, Map 177-007, Lot 007. Stephen Cline, Trustee, owner; Herbert T. Clark, III, applicant. Modification to existing Special Permit for new use, chiropractic and neurologic clinic from retail.

Herbert T. Clark explained that this business will provide health services as well as a boutique selling health care products. Septic use will be limited just for patients and staff. Their capacity would be 30 patients per day. At any one point in time, there would be no more than 5-6 patients at a time. This application was approved by the health department.

A motion was made by T. Niedzwicki to find ZC2019-0005; 14 Westbrook Place, Map 177, Lot 007; Stephen Cline, Trustee, owner; Herbert T. Clark, III, applicant modification to existing Special Permit for new use, chiropractic and neurologic clinic from retail CONSISTENT with the Plan of Conservation and Development recommendations to: Encourage retail and services uses. Such uses can provide basic services, create a pedestrian-friendly ambiance which does not exist in a lot of other places and reduce the need to drive to suburban shopping destinations (page 107). Showcase community character through the preservation of historic buildings, the enhancement of streetscapes and overall good design (page 104). The motion was seconded by B. Neale and was approved unanimously.

4. ZC2019-006. 1331/1339 Boston Post Road, Map 177, Lots 132/134. Oxford Academy, Inc., owner and applicant. Modification to existing Special Permit, construction of new student center.

Phil Cocchiola presented. M. Ozols said she would like to participate in the discussion although her property is close to the school, and B. Neale said he also would like to participate although his wife is a teacher at Oxford Academy.

Oxford is a school for boys attended by students from around the world. The use of the student center will be the same. They will just be replacing the building with a much nicer building. Drainage calculations are currently being reviewed by the engineer.

Commissioners would like a planting and maintenance plan for the detention basin area.

The statement of use including hours and drainage calculations will be submitted. Also, the proposal is to merge the lots as part of the approval for Zoning.

A motion was made by R. Newburg to find the proposed amending of the Special Permit ZC2019-0006. 1331/1339 Boston Post Road, Map 177, Lots 132/134. Oxford Academy, Inc., owner and applicant. Modification to existing Special Permit, construction of new student center CONSISTENT with the Plan of Conservation and Development recommendations to: Maintain high standards for development as set forth in Actions Summary for Business Development 7.5. Improve the aesthetics of a building and site and meet economic development goals. The Planning Commission recommends that the Zoning Commission: 1. Evaluate the application to ensure that the quantity and velocity of water reaching the adjacent watercourse is not increased. 2. Require a landscaping and maintenance plan for the detention basin along the Boston Post Road in order to ensure that it does not fill with invasives or become unsightly; and 3. Require that this lot, which is presently a separate lot from the remainder of the property, be merged into the remainder of the parcel to ensure that its use continues to be integrated into the overall school design, the infrastructure that extends onto the adjacent property is protected, and this lot, which has become integral to the school use, can no longer be sold separately. The motion was seconded by T. Niedzwicki and was approved unanimously.

BILLS:

GENERAL ACCOUNTS FY18			
Recording Secretary – Kathy King	131.40		
App Geo	71.25		
Planimetrics	1,500.00		

A motion was made by P. Bassett to pay the bills in the General Accounts as presented. The motion was seconded by B. Neale and was approved unanimously.

MINUTES:

1. Regular Meeting - May 13, 2019.

A motion was made by B. Neale to approve the May 13, 2019 Regular Meeting Minutes as presented. The motion was seconded by T. Niedzwicki and was approved unanimously.

OTHER BUSINESS:

1 Sidewalk Plan.

M. Ozols said the Sidewalk Plan will be on the next meeting agenda.

2. 2021 Plan of Conservation and Development Request for Proposal

M. Ozols asked Commissioners if they had any substantive changes. She said she'd like to include something in the Plan of Conservation and Development about resilience and accommodating sea level rise. They are hoping to have the final document ready by the next Planning Commission meeting.

3. Plan of Conservation and Development (POCD) Implementation Status/ Strategic Objective Management- Status update – There was nothing new to report at this time.

4. Community Connectivity Grant – Status update

E. Knapp reported that he has been working with DTC Engineering on how to reduce the price of the work to meet the grant amount. He sent communication to DTC to try to break up the work into separate pieces, so each piece can be done independently depending on funding.

5. Natural Hazard Mitigation Plan –

E. Knapp said the next step is hopefully in July, to have a public meeting, to receive public input about what they feel are the most pressing hazards.

6. Service Transportation Act (TAP) – Status update

potential projects- The meeting has not been rescheduled yet.

REPORTS:

1. **Inland Wetlands and Watercourses Commission** – E. Knapp had nothing new to report.
2. **RiverCOG** – There was no meeting, nothing new to report.
3. **Town Center Revitalization Committee** – The Town received most of the STEAP grant from the State of CT.
4. **Coordinator** - E. Knapp said they are still getting the Zoning Map through the approval process. The next public hearing is scheduled for 7/9/2019.

ADJOURNMENT:

A motion was made by B. Neale to adjourn the meeting at 8:30 p.m. The motion was seconded by P. Bassett and was approved unanimously.

Respectfully submitted,

Kathleen King, Recording Secretary