

BOLTON PLANNING & ZONING COMMISSION

Special Meeting

7:30 p.m., Wednesday, May 5, 2021

Virtual Meeting

Minutes & Motions

RECEIVED

MAY 10 2021

Town Clerk M. Parker

Members Present: Chairman Adam Teller, Vice Chairman James Cropley (indicated was present for some time at 8:15 p.m.), Christopher Davey, Arlene Fiano, Tom Manning, Thomas Robbins and Alternates Jeremy Flick (7:35 p.m.), Rodney Fournier and Marilee Manning

Members Excused: Benjamin Davies.

Staff Present: Patrice Carson, AICP, Consulting Director of Community Development, Jim Rupert, Administrative Officer/Zoning Enforcement Officer, Yvonne Filip, Recording Secretary

Others Present: Joe Williams, William Grondin, Luke DiStefano, Erin Fredette, Andrew Platt (Bohler), Sandy Pierog, Tom Danieluk.

1. Call to Order: Chairman A. Teller called the meeting to order at 7:32 p.m. R. Fournier was seated for J. Cropley; M. Manning was seated for B. Davies.

2. Approval of Minutes: April 14, 2021 Regular Meeting Minutes

C. Davey moved to approve the minutes of the April 14, 2021 regular meeting as presented. **R. Fournier seconded.** Vote: 6-0-1 (Fournier). Motion passed.

3. Public Hearings (begin at 7:45 p.m.)

a. Application: Special Permit Application: Proposed Retail Development, 1100 Boston Turnpike, Garrett Homes, LLC (#PL-21-5)

A. Teller opened the public hearing. P. Carson read the legal notice which was posted on the Town website on April 23, 2021.

P. Carson said there was a meeting between the owners and the project team today where it was discovered some adjustments are needed. P. Carson received an email asking for a continuance until June 9th. She feels they will be ready for that meeting date.

Public Comment: No one was present who wished to speak on this matter.

P. Carson said the email requesting the continuance was sent by Kimberly Masiuk, Sr. Project Engineer, from BE Engineering. The hearing signs were posted on the property.

J. Cropley asked what the proposal is for and what will be in the space. P. Carson said it is for a 10,000 square foot retail facility and it does not matter what will be going in there but it would have to be retail. The PZC would be approving the retail use. There are certain transportation requirements shown by a traffic study for retail of that size. Garrett Homes is the applicant; the property owner is Dr. Joel Rosenlicht. C. Davey feels the application is a bit cagey about what will be going in there. It is not being presented as was the development space on Loomis and it is not being presented with tenants lined up or as a spec building and the applicant is hoping to find tenants. P. Carson said they don't have to indicate that. From a PZC standpoint it can be

any type of retail use and as long as it meets all the Zoning requirements. A. Teller said the PZC is addressing the use, not the identity of the retailer, but with a space of that size he would be surprised if they don't have a tenant lined up. P. Carson said the tenant would not need to come back to the PZC but they would have to get the required town permits.

A. Teller said the plan is not signed by the owner so it is not authorized. P. Carson said that is one of Staff's comments.

T. Manning moved to continue this public hearing to the regular meeting on June 9, 2021, at 7:45 p.m. via Zoom. **J. Croyley seconded.** A. Teller indicated R. Fournier was no longer seated as J. Croyley joined the meeting. A. Teller said the narrative with the application indicates there will be 2 to 3 employees per shift for a total of 15 employees. The proposed use will generate 59 new trips during the weekday p.m. peak hour and 89 trips at the mid-day peak on Saturdays. Vote: 6-0-1 (Teller). Motion passed.

A. Teller said he abstained because no one for the applicant was present at the meeting. P. Carson will take the blame for that as she told the applicant's representative that her presence was not required. A. Teller asked what in the record shows that the representative is authorized to make decisions about the application. The application was not signed and the applicant is not the property owner. The email asking for a continuance was received from the project engineer. The next meeting will be exactly 35 days in the statutory timeline. P. Carson said they have the right to ask for an extension at the next meeting if they need it. She has been communicating with the project engineer who is listed as the Official Representative on this application. Having an applicant present when a continuance is requested has not been required in the past.

4. Old Business:

a. Discussion/Possible Decision: Site Plan Application: Convenience Store & Gas Fueling Operation, 129 Boston Turnpike (Alltown Fresh Bolton), Global Montello Group Corp. (#PL-21-7)

Attorney Joe Williams, Project Engineer Luke DiStefano, and Traffic Engineer Erin Fredette were present for the applicant. William Grondin and Tom Danieluk, operators of the gas station, were also present.

Luke DeStefano showed the renderings of the redevelopment of the existing site. Joe Williams explained the proposed project. The activity is permitted by site plan approval. All notices, filings, and signs have been done. The team has met with Town Staff and the Health District. An informal session with the PZC was held. BLWPCA is the last remaining approval piece and those requirements will be met. The proposed plan will be a substantial improvement to the site. The new store will be improving the range and depth of offerings. This will be the second Alltown Fresh in the State with made-to-order foods putting it a step above other convenience stores. The gas dispensers will be reduced from six to four pumps. There is no traffic impact to the roads. The applicant agrees with the suggested conditions of approval.

Luke DeStefano, Bohler Engineering, shared the site plan. This is the existing gas station at the intersection of Boston Turnpike and Bolton Center Road. Currently there is a 975 square foot convenience store, six gas dispensers, and a car wash on the property. There are two curb cuts off both roads. The plan is to raze the site and rebuild on the property with a 3,800 square foot Alltown Fresh convenience store, a small patio on the western side of the building, and four gas

pumps under a canopy. The pumps are two-sided allowing eight vehicles to be fueling at any one time. State-of-the-art underground gasoline storage tanks are located on the western edge. There will be 22 parking spaces. The curb cuts will continue to be used. With this plan the improvements to the site include an increase of 2,000 square feet of green space, a revamp of the storm water management system collecting all the overland water flow via a series of yard drains and storm water polishing structures before it flows into the system in the northwest corner. With the modifications to the lighting there will be zero light trespass off this parcel. Additional landscaping is proposed. Drinking water will be obtained from the existing well. The sanitary sewer line and the storm drain will be outside of the 75' well radius. The gas line will be relocated out of the back of the building and to Bolton Center Road to the preferred connection on the other side of Bolton Center Road. The sidewalk in front and on the western sides of the building is flush with the pavement with bollards in place for safety. The patio was moved from the east side of the building to the west side so the height of the pergola is no longer an issue on the west side. The trash receptacle area was moved to the east side of the building.

A. Teller asked if the curb cuts will retain full movement as they are now. William Grondin is not aware of the use of directional signage for the curb cuts; all cuts will remain as full traffic movement. P. Carson said Staff did not require traffic movement signage as they will operate as they do now. A. Teller said traffic signage may be something that is missing from the current operation. T. Danieluk said we can add that to the plan with arrows pointing in and out.

Erin Fredette, Traffic Engineer with MacManus Associates, said a full traffic study was conducted using traffic volume data from before COVID-19. She also looked into the future with potential developments in the area with data gathered from the town and CROG. The additional trips associated with the proposed project are not significant with 10 to 15 new vehicles during the a.m. and p.m. peak hours. The overall level of service at the traffic light is graded as a 'C' which is acceptable service with little queuing. The curb cuts being dual purpose does not require striping but it could be helpful. The driveways on Boston Turnpike are wide enough even if a driver does not stay completely to one side of the curb cut – there is ample room to correct your movement. The traffic study included a crash analysis for the entrances.

P. Carson said applicants have been diligent in responding to anything asked for from Staff or mentioned by the PZC at the informal discussion. They have done a great job in addressing those items. Switching the locations of the patio and dumpster areas are an improvement from the informal discussion. There will be standard conditions and the conditions from BLRWPCA as part of the decision. Also, a bond in the amount of \$300,000 will be a condition. Signage approval and permitting will be handled by the Zoning Officer at the administrative level. Attorney Joe Williams responded that it had been a very easy and pleasant process working with the Town Staff who helped them every step of the way.

A. Teller moved to approve Global Montello Group Corp.'s Site Plan for convenience store and gas fueling operation at 129 Boston Turnpike (Alltown Fresh Bolton), application #PL-21-7, in accordance with the application and plans submitted as "Proposed Site Plan Documents for Global Proposed Convenience Store and Fueling Station, 129 Boston Turnpike, Town of Bolton, Tolland County, Connecticut Map 7, Lot 75" (14 sheets) dated originally: 4/12/21, revised through 05/05/21, which is conditioned on the following:

1. A copy of any required submission to the CTDOT shall be submitted to the Building Department.
2. This approval is subject to compliance with any comments or requirements of the Health District, Fire Marshal, Town Engineer, and the BLRWPCA.
3. Show on the plans a stripped fire lane as approved by the Fire Chief and Fire Marshal.
4. A Site Improvement Bond in the amount of \$300,000.00 which includes Erosion & Sedimentation controls and a 20% contingency shall be filed prior to the commencement of work on the site. Should items covered by this Bond not be constructed within a year from this approval, an appropriate escalation factor shall be reviewed by the Town Engineer and applied if warranted.
5. The applicant shall comply with conditions imposed by the BLRWPCA including:
 - a. Purchase additional EDU's as determined by the BLRWPCA
 - b. Apply for and gain approval for permits to realign the existing gravity sanitary sewer service as approved by the BLRWPCA
 - c. Pay all associated fees and post the required bonds for the sewer connection.
 - d. Install a water meter to be read by a representative of BLRWPCA at or about the time of CO issuance and at intervals as determined by the BLRWPCA to monitor water usage
6. The Commission is not approving signage at this time.

The Planning and Zoning Commission finds with these conditions the plan meets the requirements of the Bolton Zoning Regulations.

R. Fournier seconded. C. Davey said he is happy to see this coming forward. He appreciates the attentiveness the development team has taken. C. Davey is in support of the project. This project will be a great asset to Bolton and that area of Bolton. A. Teller said the professionals have done a thoughtful job and responded to concerns and questions the PZC and Staff had. This project has been done respectfully and appropriately. Vote: 7-0-0. Motion passed.

b. Discussion/Possible Decision: Subdivision Application: Proposed Retail Development, 2-lots, 1100 Boston turnpike, Garrett Homes, LLC (#PL-21-5)

No action – by applicant's request this matter was continued until the June 9, 2021 PZC meeting.

c. Discussion/Possible Decision: Special Permit Application: Proposed Retail Development, 1100 Boston Turnpike, Garrett Homes, LLC (#PL-21-5)

No action – by applicant's request the public hearing was continued to June 9, 2021.

5. Adjournment:

A. Teller adjourned the meeting at 8:42 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Planning & Zoning Commission Recording Secretary

Please see minutes of subsequent meetings for approval of these minutes and any corrections hereto.

Bolton Planning & Zoning Commission
Legal Notice

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MAY 17 2021
Town Clerk of Bolton

The Bolton Planning & Zoning Commission, at its May 12, 2021 regular meeting (held virtually on Zoom), unanimously approved:

1. George Koutouzis' Site Plan modification appl. #PL-21-2 to expand existing outdoor patio for dining at 275 Boston Tpke (Georgina's Restaurant) with 4 conditions.
2. William Phillips' Special Permit appl. #PL-21-1 for excavation business, equipment storage & material processing areas at 1 Notch Rd (aka 17 Wall St) with 8 conditions.

Dated at Bolton, CT, this 17th day of May, 2021.

Adam Teller
P&Z Chairman

Published on the Town of Bolton Website on May 17, 2021

