

Chaplin Planning & Zoning Commission
Public Hearing Minutes
Chaplin Elementary School
Multi-Purpose Room
August 13, 2020

The Public Hearing opened at 7:11 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Bill Ireland, Dave Garceau, Alan Burdick, Eric Beer, Alternate Ken Fortier, Alternate Bill Ireland.

MEMBERS ABSENT: Randy Godaire.

ALTERNATES SEATED: Bill Ireland was seated for Randy Godaire. Ken Fortier was seated for Peter Fiasconaro who recused himself from this application and is a member of the audience.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Administrative Assistant Sue Krodel and Recording Clerk Kathleen Scott.

SUBJECT OF HEARING: SP19-115- 64-66 Willimantic Road-Bestway Food & Fuel-Applicant, Canterbury Horticulture LLC-Owner, Assessor's Map 91-35, Proposed Convenience Store and Gasoline Station.

This meeting is a continuation of the March 12, 2020 Public Hearing. Per Executive Order 7i, the application materials were posted on the website, Google Groups and at the Town Hall.

Attorney Joe Mortelliti is representing the applicant from Bestway. Engineer Frank Magnotta presented the newest set of drawings with revisions to address issues and concerns with the plan. Existing Conditions Plan - shows the direction of water flow through the wetland behind the property and two adjoining driveway culverts.

Demolition Plan - minor adjustments made.

Site Layout Plan – curb cut, signs and light poles were moved out of the 50ft buffer zone, added 6ft high stockade fence to block vehicle headlight intrusion, parking requirement met with one more space than required, two bioretention basins are designed similar to a rain garden with access for maintenance, added large overflow pipe and new concrete wall on smaller basin for water to flow into larger basin, both basins will be back filled and covered with topsoil and seeded.

Landscaping and Lighting Plan –there is lighting that goes around the building and recessed lighting under the canopy, White Pine trees will be planted in the buffer area with Mountain Laurel shrubs planted in between to fill in, additional plantings were added to the buffer area and basins.

Grading and Utility Plan – roof water is taken from a pipe to the basin, there are oil separators at each basin, there is a grooved pad around the pumps to capture small spills, there are emergency automatic shut-off for larger spills, there are spill ways for a storm event that would cause a small discharge from the small basin to the larger basin with runoff going off the property (doesn't include frozen ground condition), meets site line criteria for the driveways (600 ft).

The remainder of the drawings contain details and notes for the plan including: septic systems, spillways, light fixtures, storm water catch basins, infrastructure, plantings, specifications for topsoil, maintenance, erosion and sanitation controls.

Site Proximity Map – hasn't changed from original drawings.

Attorney Joe Mortelliti asked for further discussion with the Commission on what constitutes a buffer area and comment on what is allowed. Chair Doug Dubitsky responded that it is not appropriate for the Commission to respond at a Public Hearing to a legal interpretation of zoning regulations or opinion of a buffer. Attorney Joe Mortelliti also expressed concerns regarding an Engineering Report received last week from BSC with issues that cannot be resolved this evening. The application is withdrawn and will be resubmitted at a later date due to not having further discussion on the buffer and Engineer Report from BSC during tonight's Public Hearing. ZEO Jay Gigliotti requested the withdrawal be submitted in writing.

Motion to adjourn the Public Hearing at 8:34 PM by E. Beer, seconded by K. Fortier. Motion carried with abstention by D. Garceau.

Respectfully submitted by,
Recording Clerk Kathleen Scott