

PLANNING BOARD

DATE: July 9, 2015
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Jack Musgrove; Malcolm Fick
Jeremy Higa, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

FORM A's:

There were no Form A applications presented.

MINUTES: JUNE 25, 2015

Mr. Musgrove made a motion to approve the minutes of June 25, 2015 as amended, Mr. Fick seconded, all in favor.

COMPREHENSIVE PERMIT: 316 STATE ROAD

Present for the applicant, Construct, June Wolf, Cara Davis, Chris Novelli from Studio One Architects, Brent White and Kyle Mole from White Engineering, Tim Geller from Community Development Corporation.

Ms. Wolf said the application is for 11 new affordable housing units to be built at 316 State Road. Some of the housing is designed to meet ADA requirements, some for special needs. The units would have solar power and are designed to fit in with the community.

Mr. Novelli said non-profit agencies make up a large majority of their clients. He said 11 units are designed as family housing. There are three smaller buildings instead of one large building to be in keeping with the community and to provide a sense of community for the residents. The buildings are deliberately placed to promote community and provide the opportunity for the residents to interact and be involved in their mini community.

Mr. Novelli said the building design is typical of New England farm houses. There will be a playground and gardens on the property. The most important part of the landscaping plan is a dense evergreen screen along the property line to screen from the adjacent property. More work is being done on the overall landscaping plan but there will be no invasive species and the plantings will be drought resistant.

Mr. Novelli said each building will have a porch. The lighting for the porch will be mounted in the ceiling. There will be 8 foot pole lights in the parking area that will be compliant with Dark Sky requirements. There will be no glare from the lights. The lighting plan is still being configured and can be provided later. There will be 4 foot bollard lights along the sidewalk.

Mr. Hankin asked if there is a reason there are no windows in building A along the north wall.

Mr. Novelli said that end of the building is close to the property line. He explained that because of the proximity to the property line a 2 hour rated fire wall is necessary and the number of openings has to be limited. He said the design was a balance between the layout of the buildings and building code requirements.

Mr. Hankin suggested mirroring the plan, relocating the mechanical room to the opposite end, north end, of the building.

Mr. Novelli said it can be looked at but it would mean there would be a longer run from the street for the utilities.

Mr. Fick said he has concerns about the building being so close to the property line.

Mr. Hankin said the ZBA can waive the setback requirements for a Comprehensive Permit.

Mr. Fick said the mechanical room close to the property line would be a buffer.

Mr. Novelli said he would explore how changing the location of the mechanical room would affect the plan.

Mr. Hankin asked if solar calculations had been done. He said the mountain cuts off a lot of sun.

Mr. Novelli said calculations have not been done but the shadow lines have been looked at from Google Earth.

Mr. White said he had worked with the solar consultants. He said they were comfortable with the design.

Mr. Mole said the parking lot will have 19 parking spaces including 2 handicap spaces and 3 compact spaces. The adjacent lot at 314 is not part of this project but it has 4 parking spaces that can be included in the count as part of an easement.

Mr. Mole said the existing curb cut will be widened to 18 feet to allow emergency vehicle access.

Mr. Musgrove asked if the handicap parking spaces would be located near the handicap units in building A.

Mr. Mole said yes.

Mr. Novelli said that only two handicap spaces are required according to the Architectural Access Board.

Mr. Mole said the site will have less impervious surface than what currently exists. Buildings B & C will have gutters that drain into dry wells.

Mr. White said there are infiltration beds that will be successful in handling the storm water runoff from the roof drains. The drywells will allow for infiltration into the site. The hillside runoff will be diverted into infiltration areas on both sides of the property.

Ms. Davis said Construct has owned the property for three years during which time there have been a lot of big rain storms. She said the existing building gets a little water in the basement but there really aren't any issues with water.

Mr. Rembold asked if the revised plan dated July 7, 2015 shows the drywells.

Mr. White said yes.

Mr. Hankin said Ms. Nelson who was unable to attend the meeting had a question regarding the maintenance of the rain gardens.

Mr. White said the rain gardens are easier to maintain than an infiltration system as the rain gardens can be maintained by volunteers with a rake and a shovel. The infiltration basins have to be maintained by a professional with heavy equipment, so that the cost of maintenance is potentially much higher.

Mr. White said the drainage plan will address any issues on the adjacent property by diverting water to the lower area where the rain garden will be located.

Mr. Musgrove said that the two properties appear to be treated as a campus even though they are separate properties.

Mr. Hankin said the aerial view provided in the plans looks nice but it will look different with cars parked in the core of the project.

Mr. Novelli said it was intended not to have a large parking lot. The aerial view is of a previous scheme. The lot is separated into groups of 3 to 4 spaces. Cars will go in and out, but it is not expected to have a lot of traffic.

Mr. White said it was necessary to maintain a safe width for emergency vehicles. He said a great amount of care went into the width and placement of the driveway and parking lot as well as placement of Building A.

Mr. Hankin said the driveway is 18 feet wide.

Mr. White said correct.

Mr. Gellar said it was found at the Hillside development that the parking lot was where people come and go so it is conducive to developing the community.

Ms. Wolfe said the heart of the property is between Buildings B & C. The area separates the noise of the children from the ADA population.

Mr. Musgrove said he is concerned about the guest parking.

Ms. Davis said there is unlimited parking on the shoulder of the street.

Mr. Mole briefly addressed the utilities saying there is an 8 inch sewer line that will connect to the town sewer. There is a 6 inch water line for the town water. A new hydrant will be installed.

Mr. Gellar said all the buildings are sprinkled.

Mr. Hankin asked if the garden placement is good.

Ms. Wolf said there is a lot of sun in the area of the garden.

Mr. Hankin asked if anyone had any further comments.

Mr. Fick said he is concerned about the proximity of Building A to the existing building and property line.

Mr. Rembold said there will be consideration given to relocating the mechanical room.

Mr. Fick said he would recommend approval if the mechanical room were moved to the other end of Building A.

Mr. Novelli said if the mechanical room is relocated the fire rating would be reduced to 1 hour with the sprinkler system and the percentage for the opening would be increased. He said this subject would be studied in greater detail.

Mr. Hankin suggested a no build zone might be created through a deed restriction on the adjacent parcel to satisfy the building code's separation requirements.

Mr. Musgrove said there could be a 10 foot easement.

Mr. Gellar said this is a creative solution. We will look into it.

Mr. Musgrove made a motion to send a positive recommendation to the ZBA with the recommendation for moving the mechanical room in Building A to the opposite end, Mr. Fick seconded, all in favor.

Mr. Fick commented that the existing building is on the Historical building list. The value of the building could be degraded by the placement of Building A. He said he is not suggesting this in a condition just mentioning it.

Mr. Gellar said it is a legitimate concern.

COMMERCIAL SOLAR ARRAY

Kirt Mayland was present to discuss his proposal for a commercial solar array at 69 VanDeusenville Road. The property is located behind Amerigas. It is in an industrial zone, there are no wetlands. The property is all gravel and flat. It has been recently cleared but it was done by someone else. Mr. Mayland said the interconnection with National Grid will cost approximately \$480,000.

Mr. Mayland said he wanted to come to the Board to discuss his proposal to get a sense of the Board. He said he would like to come in on July 23 with a Form A application and an engineer. There is frontage and access. He said he has spoken with the abutters and there are no issues.

Mr. Mayland said the proposal is to fill 17 acres of land with solar panels. It might be less but he said he wanted to ask for the most then shrink it, if necessary. He said there is ample room for interior access roads that will be 15 feet wide. He said the goal is to have the project fully constructed and done by January 6, 2016.

Mr. Mayland said he came in for this discussion as he would like to have one meeting to get approval to move forward with the building permit to the project started.

Mr. Hankin suggested scheduling a site visit. He asked if this is a brown field site.

Mr. Mayland said it is not a brown field site.

Mr. Hankin asked who is buying the energy.

Mr. Mayland said the Hamden/Wilbraham School District. Mr. Mayland mentioned the possibility of some land being donated by the Wendy's restaurant organization for a rail trail.

Mr. Hankin said he did not see any issues. He said Ms. Nelson had expressed some concerns regarding clearing the land.

Mr. Mayland said the trees are already down.

The Board scheduled a site visit for July 23, 2015 at 6:15.

TOWN PLANNER'S REPORT:

Mr. Rembold said BRPC is offering training on July 30. Mr. Higa is going.

Mr. Rembold said Mark Malloy from BRPC did some follow up on the discussion from the last meeting specifically regarding the Hadad property on Silver Street and the possibility of it being included in the 40R overlay. Mr. Malloy said it was determined that the property would not be considered because it is residential and not in the center of town. He said the only way it would qualify is if it had been targeted in the Master Plan for high density development.

OTHER CONCERNS & COMMITTEE UPDATES:

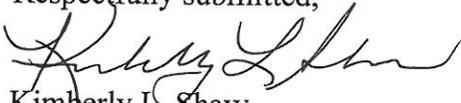
Mr. Rembold said Ms. Fowle is the Board's representative to the CPA Committee which will be holding a public hearing on July 21 to discuss revisions that will provide guidance to the Committee and applicants. A draft of the plan is on the CPA webpage. He said the Board is welcome to review and provide comments.

CITIZEN SPEAK TIME:

No one wished to speak.

Having concluded their business, Mr. Hankin adjourned without objection at 8:18 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Material presented at the meeting:

- Comprehensive Permit application for 316 State Road
- Town Planner's Memo dated July 7, 2015