

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

April 23, 2025

Chairman Stanley Sobieski called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Commissioner Michael Fox
Commissioner Joseph Harpie
Commissioner Chris Miner
Commissioner Alan Nafis
Commissioner Gia Pascarelli
Chairman Stanley Sobieski
Commissioner Stephen Woods
Commissioner Peter Hoffman-A
Commissioner Susan Walkama-A

Commissioners Absent

Staff Present

Paul Dickson, Town Planner
Erik Hinckley, Asst. Town Planner, ZEO

III. **APPROVAL OF AGENDA**

No Changes

IV. **PUBLIC PARTICIPATION** (For items not listed on the agenda; Speakers limited to three minutes.

Bill McCarthy, 206 Churchill Drive: Good evening everybody. Two items, I saw a traffic counter on Kitts Lane, by the construction place, 220 the other day, it was up there all week. 220/LLC whatever it is now, has gone to the Conservation Commission and has been approved to the best of my knowledge. A while ago you guys have been talking about considering rezoning that particular piece of property out of the turnpike development zone that the shopping plaza is

RECEIVED FOR RECORD
IN NEWINGTON, CT
2025 APR 28 PM 12:23
Edmund O. Harpie
Town Clerk

under and that is a separate part of it. I was just wanted to know if that was something that was still being considered and worked on. I noticed that the petition from 220 has not been presented to the TPZ as of yet.

The other thing, when the, Eversource put out a memo about doing the line work here in the town. There was a map that came out showing that they were going to do some work up by the town transfer station. I sent an e-mail out to the DOT saying that stretch of road between Louis Street and Churchill Bridge looked atrocious, dead trees ad finitum. I didn't get any response from the DOT so I called them up and they called me back and said oh, we took a look at it, everything is fine. So that is just my consensus, I haven't seen you guys in a long time, I think you are doing a great job. That's it, thanks.

Chairman Sobieski: Paul, do you want to answer that?

Paul Dickson: As of now, no application has been submitted for that property. It did go through Conservation and was approved, I think the notice of decision should be published this week, Friday. The notice of decision will be published and then they will continue forward with whatever application process that they would be going through. So again, it's likely to be an application from them as the applicant and for us to review it and work with them through the process.

Chairman Sobieski: Chris, can you answer as tot he debris on the side of the road?

Chris Zibbideo, Town Engineer: We do have a contact with the maintenance guys over on Goff Road and they may respond to our request. It's a hit or miss proposition. They may respond but we may not get what we want. I asked them to fill potholes here and there, and they will fill a pothole, but not necessarily the one that I asked for.

Bob Tallard, 32 Edmond Street: I just wanted to get an update as to all of the new apartments that have gone up over the last several years under the previous administration, that they started. If I could just get an update on how they are progressing on all of them, how they are filling in, if they are still being worked on, and so forth just to get a perspective.

Paul Dickson: I can say we do not have specific occupancy numbers. I know that Millyards has actually been filling up. I don't have specific occupancy on Pane and Maselli. As far as Dakota, the two building were built, they are c.o.'d. I haven't seen as many vehicles in that one as I expected but that is kind of up to them with their leasing. The third building, there is no building permit for it yet. Culver Street, there is a building permit for one of the buildings so far and they have done the underground detention system and drainage so they are progressing on that site.

V. REMARKS BY COMMISSIONERS

None

VI. PUBLIC HEARINGS

Paul Dickson: Just a reminder, this is a public hearing that was continued from April 9th actually all of the public hearing are continued from April 9th, so these are all working under the previous public hearing notices. Notices have been given at every meeting that they will be continue to.

- A. Petition TPZ-25-1: Site Plan Approval and Special Permit (Sec. 3.19.5) for a drive through restaurant at 56 Costello Road in the PD (Planned Development) Zone. Applicant/Contact: Sami Abunasra, Owner: Zynn, LLC.

Continued from meeting on April 9, 2025.

Paul Dickson: I think the applicant can provide an update to the changes that were made and then for the record, per the Commission's request that we have the Town Engineer here with us tonight to kind of provide any answers to questions that the Commission may have.

Brian Panico, Cole and Survey: So since the last meeting we did have a Zoom meeting with staff and what we had gotten the information from Taco John's as far as the order times and the queueing line and so we had all kind of determined that essentially we needed one additional car in the queue and would be in the best interest of the design. In order to achieve that without basically redesigning the entire site what we came up with was the existing driveway, to the west, which was kind of the topic of conversation, what we did was, instead of shifting that driveway east, kind of centered on the curb cut where we had it, we held the west edge of the curb cut as it exists today. What that did was it allowed us to effectively elongate the curb line to the south of the building which allowed us to get one additional vehicle to kind of turn into that queue. We also pulled back the curb along the southern portion where it follows Costello Road so in the event that that car did kind of turn in, on an angle, typically it would be if turned in from that location it still left the by-pass lane accessible to vehicles. So, that being said, we were able to achieve thirteen cars completely, along and parallel to the curb, that one car kind of turning and on an angle into the queue and then two additional vehicles until we actually had a number out into Costello Road. So that gives us a total of sixteen vehicles in the queue. We also had discussions about and what was agreed to, and I believe is in the memo, is basically taking a lot at the site, the first six months of operation, and watching those queues, making sure there are no issues, making sure everything is operating the way that it is supposed to, and that is doesn't need to be, that the driveway entrances do not need to be modified, and will meet with staff at that six month mark, actually sitting down with them and going through everything and everything is operating as it should and nothing changes. If for example, we are noticing

that queue times are elongated and cars are backing up, and there are any issues whatsoever, at that point we can look at modifying the site additionally in order to support and correct any issue.

Commissioner Sobieski: Any questions from the Commissioners?

Commissioner Harpie: Is the applicant aware of the conditions?

Paul Dickson: Yes, the conditions that are presented and I'll just read them into the record while we are in the hearing, Staff is recommending that the site plan shall be modified in the following manner;

a.. Final plan set shall be scaled to 1"=40'

b. Line striping shall be added for the center line of the entrance and the edge of the drive-through lane.

2. Special Permit Condition: Drive through review: Drive through queuing shall be monitored by the operator and an evaluation shall be performed by the Town Planner, in consultation with the Town Engineer, at 6 months and 12 months after the certificate of occupancy has been issue. If access issues are found during this review, they will be reported to the TPZ and the property owner shall develop an alternate access plan to remedy any issues.

I did send these to the applicant and he said he was fine with the wording and again, in our discussions these were what was presented during that discussion and actually offered by the applicant too. As the traffic engineer report to show that the likelihood of the queue for that report is very unlikely, less than one percent. Even at the twelve cars or thirteen cars that he was talking about. Now we are potentially, does it count towards the queue space, yes, thirteen cars noted against the curb and the extra car does not actually block the by-pass lane as they are turning and then two potential cars there before you would get any impediment onto Costello Road. So again, those two cars, while they might prevent the by-pass lane they are not in the area of Costello Road.

Commissioner Harpie: You had also mentioned I believe I read about the Chick-Fil-A traffic control.

Paul Dickson: That is something that we had discussed, the applicant really hadn't gone to that detail, but that was one thing that we did potentially recommend, is they do develop and have a concept of what is going to happen in opening. Have things ready, that if there is an issue that they have a plan in place, that is there is a backup that there is someone out there to control, I have done this with other high potential impact, what we are talking about with a site plan, we are talking about the long term operation. To design everything for the surge of when things open, that is when we end up with well over designed corridors, tons of pavement, and lots of issues that we have on the backend. Openings always have a little bit more interest and it is the

classic designing a mall for the surge, it doesn't exist any more, but the surge of a holiday, extra parking and that is how we ended up with these huge parking fields, with a lot of problems with the storm water. So again, this is designed for the operation but it would be, if the applicant is willing to do that, and to work with staff just to come up with a, I think to know that they have a traffic management plan in place if there is an issue when they open.

Chairman Sobieski: Any other questions?

Commissioner Woods: I know we talked about this intersection, does DMV has any issues with this?

Paul Dickson: Actually DMV did answer back to me that they have no issues as presented. If you have any questions, Chris is here to answer any questions how that configuration.....

Commissioner Woods: Again, the changes of (inaudible) the queue is almost zero, less than one percent. Thank you.

Chairman Sobieski: Any other questions? A question for the Town Engineer.
What do you think about putting a traffic box there?

Chris Zibbideo: I think that would be something that could be considered. Definitely at the six month review it would certainly help, if the Commission feels that approach. Putting a new restaurant in town, and being a new franchise in our area, I expect that their initial surge will be pretty good, like Dave's Hot Chicken has turned into a very popular spot, so if the applicant isn't opposed to that, it is something that we can consider, a stop box.

Brian Panico: That is something we had.....

Chris Zibbideo: We hadn't previously discussed it in our staff planning, so it is new to the applicant.

Chairman Sobieski: Any further questions. Anyone from the public wishing to speak in favor of this? Anyone wishing to speak in opposition? What is the Commission's pleasure?

Commissioner Woods moved to close the public hearing. The motion was seconded by Commissioner Fox. The vote was unanimously in favor of the motion, with seven voting YEA.

- B. Petition TPZ-25-4 Zoning Regulation Text Amendment to add Sec. 6.9
Alternative Energy Accessory Structures (AES). Applicant: Newington TPZ,
Contact Paul Dickson.

Continued from meeting on April 9, 2025

Paul Dickson: Again, this is a TPZ petition, I'm the contact for it, I have been working with the Town Attorney and reviewing again what the statutory authority is, and also communicating with the future applicant who wants to put a BESS in town. They have given me some information today regarding what they have with the decommissioning plans and what is required by NFA-55. I'm going to be reviewing that and the main issue, as we kind of discussed in the concern for decommissioning, the discussion with bonding and the lack of statutory authority within the zoning regulations to really look at bonding that is not a public improvement. So that is where, I noted in discussions that I have had with the Town Attorney Connecticut laws are not (inaudible) at the state level when it comes to battery energy storage as New York is and California. They had worked out the statutory authorities with the towns, what they can do and not and that is how they have the typical bonding. Again, we are continuing to research it, I hope to have something at the next meeting for you so we can wrap this up, again it is something that the Commission is being thoughtful and deliberate on, and I'm okay with that, and I have been keeping everyone in the loop on the process, everyone knows what is going on. And again, providing as much information as I can get and I will have some more things for you in the packet at the next meeting, so I would request a motion to continue the public hearing to the next regular meeting.

Commissioner Woods moved to continue the public hearing for Application T: PZ-25-4 to the May 14, 2025 meeting. The motion was seconded by Commissioner Pasquarelli. The vote was unanimously in favor of the motion with seven voting YEA.

VII. APPROVAL OF MINUTES

Commissioner Harpie moved to approve the minutes of the April 9, 2025 regular meeting. The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

VIII. NEW BUSINESS

- A. Petition TPZ-25-7 Site Plan Modification and request for a three year extension of the Site Plan Approved on 9/8/2021 (Petition 37-21) for the Spark Apartments at 1 Myra Cohen Way in the PD (Planned Development Zone) Owner: APR Newington LLC, Applicant/Contact Brian Shu Application Received 4/9/2025 – 65 Day Decision due 6/13/25.

Ron Bomengen: I'm a professional engineer with Fuss and O'Neil in Hartford, Connecticut. I have a presentation that I can hopefully get going for you. We are here tonight, I'm accompanied with Brian Shu to request an extension to an existing approval that we got for this project that we got back in 2021. We're requesting a three year extension, we're probably not

to need the entire three years, but it's better to ask for a little bit more than not enough and then have to come back here one more time. In addition to the extension, we do have some minor modifications to the site plan that were worked out over the last couple of years whether it was advancing with the architect or just responding to some State of Connecticut comments that I will talk about with you, and also working with the utility companies as well, there are some minor changes to the utilities.

Again, the previous approval was September 8, 2021 and we are looking to extend three years which would bring the new expiration to September 8, 2029. We have already started construction, we're a little over a month into construction now and we estimate about twenty-four months to complete and get a final c.o. Again, that extra couple of years will just benefit us all, just in case something were to happen. These minor modifications on the screen now, you can see the existing approved plan. This is what was approved back in 2021. Focus the area on the gray patch on the top. That was the existing bituminous driveway accessing the parking garage from Myra Cohen. Myra Cohen is on the right of the screen, vertical, north is directly to the right. The, going through the design with the architects and the designer of the parking garage, we decided to move the entrance of the garage further to the south, and this is the latest site plan which extends that driveway further into the site and accesses the garage in the middle of the site there. So the new area of bituminous is that gray area. This allows, not that we are going to need it, but a little bit more queueing of cars coming in and out between the actual entrance of the garage and Myra Cohen itself.

In addition to, like I said, responding to State of Connecticut comments they asked for a pedestrian crossing on Myra Cohen, right near the driveway entrance to the garage so we incorporated new accessible ramps and a crosswalk to get across Myra Cohen to access the sidewalk which is on the north side of Myra Cohen. Of course, we are still constructing our sidewalk on our property on the south side of Myra Cohen.

In addition we have asked, we added a little bit more parking to the main entrance. This is what was approved back in 2021, it shows six parking spaces, two accessible spaces and then four regular spaces in the front of, by the main entrance to the building itself. We are currently asking for four additional parking spaces and we reconfigured the six out front to account for a mail, a dedicated mail truck parking space and shifted the accessible parking spaces over to the right of the main entrance. Again, we are asking for four additional parking spaces on the opposite side of the driveway, just to give a little bit more visitor space or temporary space for residents that just want to drop something off, come in, maybe Uber drivers, things like that. Also, it's in the memorandum and it's very, very minor but the State of Connecticut asked us to get rid of the stop aisles, the stop sign at the entrance and put in a Yield sign and those triangle yield symbols to enter the roundabout for cars leaving the driveway there.

With the additional four parking spaces we're not actually increasing our request for parking on this site. We didn't have to reconfigure the parking garage itself for additional parking spaces and so we did maintain the total number of 360 parking spaces which was approved back in 2021, so we are not asking for more parking we're asking and in addition we did lose six units

so we actually have more parking per unit now than we did back in 2021, so the number of units went from 238 units down to 232 units. I don't know if you picked up on that.

Paul Dickson: I think that was kind of on the interim, because I will say, as the applicant has been working with the Town, most of these have actually been discussed back and forth. A lot of them are minor and the major reason they are in front of you tonight is, A, the extension because when we talked to the applicant he wanted to make sure, hey by the way, if you don't get this done in a year I don't want to have to say you don't have a site plan approval, so I can't give you zoning. That would not be good for any of us. It was good to just present all of these changes in front of the TPZ.

Ronald Bomengen: As we developed the plans and coordinated with all of the utilities, New Britain Water requested that we make a connection from Cedar Street to the existing main in Myra Cohen just so we have a dual connection point there and if there were something that might happen on Cedar and they shut that down, at least we would have service and it benefits the system itself in general so we are going to make that connection. Then, coordinating with Eversource and I think this is one of the topics tonight is changing the electrical feed to the property itself from subgrade on Myra Cohen to utility poles overhead down Myra Cohen. So we are looking to, there has always going to be at least two utility poles at the intersection of Fenn Road and Myra Cohen. Eversource needs those utility poles to get power from the above ground to below ground. We are requesting just two additional utility poles, one south and one to the east of the new driveway entrance to the car wash and one just 150 feet further east, directly across from our property. Once we get that utility pole we will go underground, under Myra Cohen and everything on the property will be underground per the zoning regulations. The way that the zoning regulations are stated is that all proposed utilities on site must be underground, so it's our interpretation that the project will comply with that zoning regulation. There is some precedent in the area, to help support this too, 712 Cedar Street which is the hotel project that just recently opened up next door Eversource dropped a utility pole crossing Cedar Street, on the side of Cedar Street, another one on the property, it's circled there in the yellow, and then further to the east on 550 Cedar Street again, they went over Cedar Street with overhead wires dropped in a utility pole and then went underground once they were on the property. So we are just asking for the same here. Myra Cohen is a state road, Cedar Street is a state road, and Fenn Road, I believe a state road, so we are just looking for consistency there as well.

Finally, we added some landscape buffer on the south side of the building between our building and Cedar Street. After we went through (inaudible) we noticed that it was a little bare, so we added some trees and some shrubs on the south side.

With that, I'll answer any questions.

Chairman Sobieski: Any questions from the Commissioners?

Commissioner Harpie: The memo that we have dated March 3rd sent to Mark Vertucci about Eversource that indicates that they need at least two overhead poles on Myra Cohen Way, what does that do to your schedule, does it impact anything for you?

Ron Bomengen: It will speed things up if we go overhead. Right now Eversource is in a holding pattern until we get the modification approved. They are not going to start their design until they have something that was approved. If we do overhead it is going to speed things up probably two or three weeks and that is fairly significant with the amount of traffic that that Starbucks sees and with the transit system, transit station there.

Commissioner Nafis: How did you get the power (inaudible)

Ronald Bomengen: It's single phase power going down to the train station, unfortunately we need three phase power so they have their own separate circuit.....

Commissioner Nafis: Originally you weren't planning on coming down.....

Ronald Bomengen: Originally it was laid out coming down Fenn Road, coming from the same place, it was just shown underground.

Chairman Sobieski: Any further questions?

Commissioner Woods: This is going to be serviced by New Britain Water?

Ronald Bomengen: Yes, MDC is sewer.

Chairman Sobieski: You already have that set up because I know when the car wash went in they were serviced by New Britain Water but MDC, they had an issue with.

Ronald Bomengan: I believe the issue that they had with MDC was with the sewer.

Chairman Sobieski: Yes, but I just wanted to make sure it was clear. I don't want to see this built and sit there for two years.

Ronald Bomengan: Oh no, we've been working with MDC for six or eight months.

Chairman Sobieski: Anything else?

Commissioner Woods: I don't know if you know this or not, but you will benefit greatly by having New Britain Water and MDC sewer. It's a huge savings, although you will pay a premium for New Britain Water.

Paul Dickson: I think this is kind of a unique scenario in that we don't have control over the road, so at the end of the day it is DOT's road and if they approve it, new if this was a brand new application with a new road, that would be I think a different scenario. If this was a town road, that may be a different scenario, but it's kind of, and staff was a little, yes we do have this regulation, but there are areas that are off site, and outside of our control, so it sounds like the Commission is going in that direction, yes underground might be preferred but if the DOT does approve it, and this is an off site, on an existing road, that regulation says all new utilities underground, and in this case it implies either town infrastructure or their property.

Commissioner Woods: And this is a DOT road.

Paul Dickson: Yes.

Commissioner Harpie: Am I correct in the assumption that the fire department has reviewed the plans or does that come later.

Paul Dickson: I do have that as part of potential conditions, and I can read those in while we are talking about it. The Fire Marshall's comments were really about again, this area hasn't changed too much from the previous approval. When you come in for a site plan modification you get a fresh set of eyes on the plan and there are two areas and it's mainly about the landscaping.

1. Landscaping shall be modified, subject to the approval of the Fire Marshal and Town Planner to provide the following:
 - a. Adequate clearance around the fire hydrant adjacent to Myra Cohen Way.
 - b. A clear path, free of landscaping, from Myra Cohen Way to Fire Department Connection.

So those were the Fire Marshall's comments. Again, this was similar to what was done before but as we look at it, it's the matter of being able to pull hoses directly to that fire connection rather than coming up and around the pathway because there is a grade different there of about three feet or so. When I talked to the Fire Marshal they should be able to put the hose that way, but just to be sure that they don't have to go in a circuitous route as they hook up to the fire hydrant, pull down and then connect to the fire connection. Those were their comments, and then as I reviewed the plans again, there is just one finished floor elevation that is shown within the building, updated to the current building plans. It's one of those items that when we reviewed the plans, just to make sure that they all work together.

2. The finished floor elevations shown with the building shall be updated to reflect current building plans.

The only changes to the site would be the traffic circle down at the bottom, the interior one, which I think actually got larger and there is more pavement available in that space and then the only other thing would be the additional length on the side of the building and you could kind of

look at that one of two ways; that the radius turning into the building would be pretty much the same, you are talking from that side, but now you have additional pavement on the side of the building when it was going to be the drive pavers, so you do have more site area easily accessible with pavement.

Chairman Sobieski: What is the Commission's pleasure?

Paul Dickson: I can add too, they are asking for a three year approval, per the statutes they can ask for up to five year extension, and they did just miss the Covid cutoff by about two months and a week, otherwise if they were approved two months and a week earlier they would have had fourteen years to build, rather than five.

Commissioner Pascarelli moved to approve Petition TPZ-25-7 Site Plan Modification and Request for a 3-Year extension for the site plan approved on 9/8/2021 for the Spark Apartments at 1 Myra Cohen Way with the following conditions:

1. Landscaping shall be modified, subject to the approval of the Fire Marshal and Town Planner to provide the following:
 - a. Adequate clearance around the fire hydrant adjacent to Myra Cohen Way.
 - b. A clear path, free of landscaping, from Myra Cohen Way to Fire Department Connection.
2. The finished floor elevations shown within the building shall be updated to reflect current building plans.

Reasons for Approval:

This application, with modifications meets the requirement of the zoning regulations.

The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

Commissioner Woods: I have a question, where did the name Spark come from?

Brian Shiu: The former occupant of the property was National Welding so.....

IX. OLD BUSINESS

- A. Petition TPZ-25-1: Site Plan Approval and Special Permit (Sec. 3.19.5) for a drive through restaurant at 56 Costello Road in the PD (Planned Development) Zone. Applicant/Contact: Sami Abunasra, Owner: Zynn, LLC.

Commissioner Woods moved to approve with the following conditions:

1. The site plan shall be modified in the following manner:
 - a. Final plan set shall be scaled to 1"=40'.
 - b. Line striping shall be added for the center line of the entrance and the edge of the drive-through lane.
2. Special Permit Condition:

Drive-through review: Drive through queuing shall be monitored by the operator and an evaluation shall be performed by the Town Planner, in consultation with the Town Engineer, at 6 months and 12 months after the certificate of occupancy has been issued. If access issues are found during this review, they will be reported to the TPZ and the property owner shall develop an alternate access plan to remedy any issues.

Reasons for Approval:

This application with modifications, meets the requirements of both the zoning regulations and special permit requirements.

The motion was seconded by Commissioner Nafis. The vote was unanimously in favor of the motion with seven voting YEA.

- B. Petition TPZ-25-4 Zoning Regulation Text Amendment to add Sec. 6.9 Alternative Energy Accessory Structures (AES). Applicant: Newington TPZ, Contact Paul Dickson.

Commissioner Woods moved to continue the public hearing for Application TPZ-25-4 to the May 14, 2025 meeting. The motion was seconded by Commissioner Pascarelli. The Vote was unanimously in favor of the motion, with seven voting YEA.

- C. Petition TPZ-25-5: Zoning Regulation Text Amendment to Section 6.1 Street Parking and Loading regulations. Add Sec. 6.1.11 Electric Vehicle Parking Requirements and Amend Section 9.2 to add a definition for electric vehicle charging station. Applicant Newington TPZ, Contact Paul Dickson.

Paul Dickson: Again, this is the street parking one where we are hoping to do it at the same time for the sake of efficiency. This is for the electric vehicle chargers, if you are okay just holding it over another meeting too for its effective date, I'm okay with that.

Commissioner Fox moved to Table Application TPZ-25-5 to the May 14, 2025 meeting. The motion was seconded by Commissioner Pascarelli. The vote was unanimously in favor of the motion, with seven voting YEA.

X. PETITIONS RECEIVED FOR SCHEDULING

- A. Petition TPZ -25-6: Site Plan Modification at 207 Street and 3066 Berlin turnpike Both in the PD (Planned Development Zone for the construction of a 6,000 sq ft for an existing fraternal organization and associated utility and site improvement. Owner, Scottish Rite Foundation of Hartford, Inc. Applicant/Contact Bruce Work. Application received 3/28/2025 – 3/26/2025 – 65 Day decision due by 5/30/2025.

Paul Dickson: Deming Street, we are still working with them. The applicant's engineer was out of town, and they have been working on updating the plans. Again, they should be coming in front of you at the next meeting. We do have a meeting with them next week to go over the comments so they can have an approval plan ready for you. Their goal is, they have been looking for (inaudible) It is just a site plan modification. They already demoed the buildings on site, behind it, so this is just adding the dining hall and then again it is for an existing fraternal organization. They are attempting to get everything ready, in front of you, for a one and done type of application.

- B. Petition TPZ-25-8: Special Permit (Section 3.17.8) for a motor vehicle sales use (Construction Vehicles at 15 Holmes Road (AKA 15-19 Holmes Road) in the I (Industrial) Zone, Owner Stamm LLC Applicant Bituminous Equipment LLC. Contact Alicia Comer (Application Received 4.23.2025 – 65 Days to open public hearing by 6/27/2025).

The Special Permit for the motor vehicles sales at 15 Holmes Road, we are actually looking at either scheduling that public hearing at the next meeting or having them come in at the next meeting to kind of go over it. It's pretty straight forward on what they are looking to do, again, it's not a large auto dealership or anything like that. There will be a public hearing on it, but it is primarily paving boxes that they sell out of the site, and they do need a DMV license. You are actually going to see another one that is not on here, yet because we recently received it, another special permit application. Again, the DMV is, what they require permits for, and what they don't, is kind of, and then you need a DMV permit to calibrate vehicles. So there is another application that will come in front of you, again its for customization, calibration, but that will be in front of you as well. Again, a lot of these are just because they require that DMV license. There is a special permit requirement for auto related uses, so out of an abundance of caution and for their own edification for getting the permit they will be coming to you.

XI. TOWN PLANNER REPORT

Paul Dickson: Again I will push the town center plans, the charette was done, we do have the survey out there. I will actually send the Commission a link to that survey, and I highly

encourage you to do it. I actually have some cards over there for anyone who would be looking to do it. You can actually take one with you, but I will be sending an e-mail out. I put these out at local businesses. I went through town on Good Friday and went to a couple of places and talked with them. They have been great to work with, I have left some out around town hall, I have them closing April 30th, and we'll see our response rate. I think we have 78 responses as of a couple of days ago. Again, it is a larger survey, I warn people. It takes about 20 minutes, it does encapsulate what happened at the charette too with the same imagery and it won't be the same as showing up in the room, but we did have over 60 people show up in the room and that was a great opportunity to hear what people think about the future and want to see in the town center.

Chairman Sobieski: The responses you had, is that for the first original survey that came out?

Paul Dickson: No, that is just for this specific survey. I'm hoping to get more input from the town.

XII. COMMUNICATIONS

Chairman Sobieski: The CRCOG letters everybody has. Any questions?

XIII. PUBLIC PARTICIPATION (For items not listed on the agenda, Speakers limited to three minutes.)

None

XIV. REMARKS BY COMMISSIONERS

Commissioner Harpie: I want to complement the Town Planner's efforts in terms of the center. I think what he has done is to kind of breathe life into the comprehensive plan itself. Some will know it, but others may have a difficult time understanding it so I think it has been a real asset to the town the way he is presenting it.

I did have one question, has the hospital attended any of these?

Paul Dickson: As of yet, no. They have been kept informed of the process, when we are holding charettes, when we have surveys. I have also shared the economic study with them as well, so I have been communicating with them, but so far they haven't engaged in the process.

XV. CLOSING REMARKS BY THE CHAIRMAN

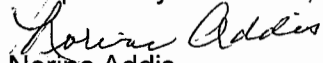
Chairman Sobieski: I agree Paul, I think you have done a fantastic job with the survey. I really want more people to complete it. Did you have a chance to put it in the Rare Reminder?

Paul Dickson: Yes, it was in the Rare Reminder where we have our normal legal notices with the QR code next to it and the link. Other than standing on a corner with a sign and waving it around, we have done everything we could.

XVI. ADJOURN

Commissioner Woods moved to adjourn the meeting, seconded by Commissioner Fox. The meeting was adjourned at 7: 45 p.m.

Respectfully submitted,



Norine Addis

Recording Secretary