

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
7:30 PM, WEDNESDAY, JULY 8, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD

1. Call To Order

2. PUBLIC HEARINGS (begin at 7:45pm)
 - a. *APPLICATION*: Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike/11 Williams Road/15 Williams Road, Simoniz USA, Inc.

3. Approval of Minutes:
June 10, 2015 Regular Meeting Minutes
June 24, 2015 Special Meeting Minutes

4. Residents' Forum (Public Comment for items *NOT* on the agenda)

5. Report of the Zoning Enforcement Officer

6. Old Business
 - a. *DISCUSSION/POSSIBLE DECISION*: Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike/11 Williams Road/15 Williams Road, Simoniz USA, Inc.

 - b. Other

7. New Business
 - a. Other

8. Plan Of Conservation & Development Discussion

9. Correspondence

10. Adjournment

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JUN 29 2015

TOWN OF BOLTON
LAND USE DEPT.



Town of Bolton

222 BOLTON CENTER ROAD • BOLTON, CT 06043

Date: June 29, 2015

To: Planning & Zoning Commission

From: Patrice L. Carson, AICP, Consulting Director of Community Development

Subject: **Simonize USA, Inc's appl. to modify a Special Permit and Site Plan to expand a building (21,928 sf) at 201 Boston Turnpike/11 & 15 Williams Road**

INFORMATION

Application No.: VP#PL-15-5

Application Date: June 4, 2015

Receipt Date: June 10, 2015

Public Notification: Published in the *Hartford Courant* June 26, 2015 & July 3, 2015

Public Hearing Date(s): July 8, 2015

Applicable Sections: Sections 3B.4, 8B.2.b.8, 16B

Applicant: Simoniz USA, Inc.

PROPOSAL / EXISTING CONDITIONS/BACKGROUND

Applicant and part owner, Simonize USA, Inc., of 201 Boston Turnpike, Bolton, is seeking to modify a Special Permit and Site Plan to expand by constructing a 21,928 square foot addition along the south face of the existing building at the current Simonize facility at the corner of 201 Boston Turnpike Road and 11/15 Williams Road. This will also include the addition of 13 parking spaces and modifications to the existing stormwater system.

Located east of Bolton Center Road (CT Rte 85) on the corner where Boston Turnpike (CT Rte 44) intersects with Williams Road, the property is zoned GMUIZ and is surrounded by GMUIZ Zone on all sides except directly south where it abuts R-1 zoned property, some of which the applicant also owns. Currently on the property is the existing Simonize business but in the area where the building will be expanded the lot is vacant. The lot line between 11 Williams Road (where the expanded building is proposed) and 15 Williams Road (where there is a single-family house owned by Simonize) will be reconfigured to make both lots conforming to frontage and lot coverage. There are no wetlands on the property.

There have been no informal discussions held with the Commission but the staff has met with the applicants and their design professionals during the design process. There is some concern about the ability to use the new driveway around the proposed building for fire protection or general business traffic due to trailers parked in the way of the driveway. No new landscaping is proposed but the applicant should consider extending the existing fence and landscaping to the south-west along Williams Road.

REPORTS RECEIVED

- Site Plan Checklist - completed
- 06/18/15 email from Lance Dimock re: drainage, access & emergency access
- 06/18/15 email from Barbara Kelly re: Wetlands permit, detention basin & discharge
- 06/22/15 B100A Plan Approval letter from Holly Hood, Sanitarian II
- 06/22/15 review letter from Joseph Dillon, PE with 4 issues to address
- 06/26/15 email from Ray Walker, FM with 3 issues to address

ADDITIONAL INFORMATION RECEIVED

- 06/01/15 Geotechnical Study by Dr. Clarence Welti, PE, PC
- 06/03/15 Drainage Calculations by Ozzie Torres, PE Meehan & Goodin, PC
- 06/04/15 Statement of Use in accordance with 16A.2.b
- Warranty Deed Vol 72 Pg 463
- Certificate of Name Change Vol 91 Pg 495
- Quit Claim Deed Vol 114 Pg 133-135
- Warrantee Deed Vol 145 Pg 515-516
- E&S Cost Control Estimate
- Abutters List
- Survey dated 06/03/15
- Proposed Floor Plan and Elevations revised through 05/29/15
- 06/22/15 Engineering Review Fee Estimation of \$1,800.00
- 06/23/15 Legal Review Fee Estimation of \$500.00

STAFF ANALYSIS

The following items may require additional information:

- On Sheets 1, 3 and 4 Boston Turnpike is incorrectly labeled as Boston Post Road and should be corrected.
- On Sheets 2, 3, and 5 the Zoning Line is labeled as "Industrial" where it should be "GMUIZ" as well as the word "Residential" is spelled incorrectly.
- The applicant should design for review and show on the plans an emergency access per the review comments from DPW, Fire Marshal and Fire Chief.
- Screening in accordance with Section 16 of the Zoning Regulations should be shown on the plans along Williams Road and along the lot line/Zone line between 11 and 15 Williams Road.

- Stormwater and Drainage Calculations. The Town Engineer's comments 3 & 4 concerning the drainage calculations need to be addressed.
- Section 16A.4.d. – Notices – Statutory notices have been published, and the applicant has been provided with abutter notices and a sign for posting.

With those items addressed, the plans appear to meet Town Regulations.

STAFF RECOMMENDATION

The staff has determined that:

- the application is complete
- the application complies with Town Regulations subject to conditions set forth in the staff reports received
- the use is compatible with the existing site, and is in keeping with the zone in which it is located.

Staff recommends approval of the Special Permit application, subject to conditions set forth in the staff reports received that the Commission determines have not been addressed. The staff recommendations may change if plans are revised or additional information is submitted.

From: Dimock, Lance
Sent: Thursday, June 18, 2015 6:35 AM
To: Carson, Patrice
Subject: RE: REFERRAL FOR STAFF REVIEW/COMMENTS: Modification of Special Permit/Site Plan for Expansion of Building, Simonize USA, Inc.

Patrice- as per our discussion yesterday- this does not really affect our road really in any manner- As I noted to you we need to be sure that the drainage easement on the south side stays intact. I also mentioned the possibility of another driveway on that side which there is none on the plan. After thinking about it I am wondering about emergency access around that side of the complex. I say that because I see many times that area between the loading dock and the stockade fence plugged up with trucks.

Lance

From: Kelly, Barbara
Sent: Thursday, June 18, 2015 4:17 PM
To: Carson, Patrice
Subject: RE: REFERRAL FOR STAFF REVIEW/COMMENTS: Modification of Special Permit/Site Plan for Expansion of Building, Simonize USA, Inc.

Hi Patrice,

Based on the paperwork submitted, the on-line soils info, and my comments on previous applications, it is unlikely that a wetlands permit will be needed. Before I formally sign off, I will visit the site, with the current plans. I'll be away next week, so that visit will have to take place the following week.

I also want to take a look at the detention basin and check the point where the stormwater discharges. No discharge point or structure is shown on the plans. It's important to understand how the altered flows will affect the receiving wetland.

Thanks for including wetlands in the process!

Take care,

BK



Jacobson

June 22, 2015

Ms. Patrice Carson, AICP
Director of Community Development
Bolton Town Hall
222 Bolton Center Road
Bolton, CT 06043

Re: Simoniz USA
201 Boston Post Road & 11 Williams Road
Site Plan Review
NLJ #0968-0022

Dear Ms. Carson:

As requested, we have reviewed the following information received for the subject project at our office through June 17, 2015:

- Item 1: Set of six (6) drawings entitled "Plan prepared for Simoniz USA, Inc, 201 Boston Post Road and 11 Williams Road, Bolton, Conn.", scales as noted, dated: 06-03-15, prepared by Meehan & Goodin.
- Item 2: Set of three (3) drawings entitles "Simoniz/USA Facilities Additions, 201 Boston Turnpike, Bolton, CT, scales as noted, dated 11/14 last revised 05-29-15, prepared by Lazarus and Sargeant.
- Item 3: Bolton Planning and Zoning Commission Application for Special Permit, Site Plan Review or Modification of a Previously Approved Application, dated 6/2/15, accompanied by application checklist, list of abutters and opinion of probable construction cost.
- Item 4: Letter to Mr. Robert Dahn from Dr. Clarence Welti, P.E., P.C. dated June 1, 2015 Re: Geotechnical Study for Proposed Addition to Simoniz USA.
- Item 5: Report entitles "Drainage Calculations – Simoniz Building Addition" dated June 3, 2015, prepared by Meehan & Goodin.

The subject application proposes to construct a 21,928 s.f. addition along the south face of the existing building. The project includes the addition of 13 parking spaces and modifications to the existing stormwater system.

We have the following comments:

Nathan L. Jacobson & Associates, Inc.
Nathan L. Jacobson & Associates, P.C. (NY)
86 Main Street P.O. Box 337 Chester, Connecticut 06412-0337
Tel 860.526.9591 Fax 860.526.5416

Consulting Civil and Environmental Engineers Since 1972

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TOWN OF BOLTON
LAND USE DEPT.



Jacobson

Ms. Patrice Carson, AICP

Re: Simoniz USA
201 Boston Post Road & 11 Williams Road
Site Plan Review
NLJ #0968-0022

June 22, 2015

Page 2

1. The project drawings refer to the address of the site as 201 Boston Post Road. The drawings should identify the address as 201 Boston Turnpike.
2. We would recommend that screening trees be planted along the southern property line where the property abuts the residential district along Williams Road.
3. The drainage calculations should include an analysis of the proposed water surface elevation within the existing detention basin throughout the series of storm events, while considering infiltration.
4. Chapter 11 of the 2004 Connecticut Stormwater Quality Manual recommends that infiltration rates be reduced by a factor of two. This reduction factor accounts for siltation and clogging of the soils over time. The submitted calculations use the field-measured permeability without any reduction factor.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, INC.

Joseph M. Dillon, P.E.

JMD:jmd

cc: James Rupert
Barbara Kelly
Joyce Stille
Lance Dimock
File

Fire and Life Safety Comments for Simoniz, 201 Boston Tpke. Bolton, CT

Introduction:

These comments reflect the results of a plan review of the PZC application by Fire Chief Dixon and Fire Marshal Walker on 6-26-2015. These comments also reflect that the existing main building is protected by a complete automatic sprinkler system as per NFPA STD 13, the facility has a fire pump and an onsite stored water for firefighting of 30,000 gallons and that the proposed new building will also be protected by automatic sprinklers and the pump and water supply will be increased in capacity as needed. Further that the applicant has advised us that it is their intent to provide automatic sprinkler protection for all buildings on the campus.

General Comments:

#1, The applicant will be asked to establish and post fire lanes as determined by the Fire Dept. as part of this project. At this time the specific needs are not yet fully identified and the authority to establish fire lanes exists with the Fire Dept. and the Fire Marshal.

#2 The applicant will, during further plan review, be asked to provide the Fire Dept and the Fire Marshal will details concerning flammable liquids and gases, and other hazardous materials and processes. These will then be evaluated as per the State's adopted fire, mechanical and building codes and recognized best practices.

Comments for PZC Consideration and Action:

#1 Because of site restrictions and the observed volume of onsite vehicle traffic an emergency access is needed to assist in fire department operations during an emergency. Such an emergency access needs to provided in the approximate location of the property exchange for lots # 11 and 15 leading onto Williams Street. Such an emergency access to be designed by the site engineers and capable of supporting emergency vehicles as determined by the Fire Chief and Fire Marshal. Gates and alternate materials may be used, subject to Fire Dept. acceptance, as part of this emergency access.

Respectfully,

Raymond A. Walker Jr., Fire Marshal

June 26, 2015

BOLTON PLANNING & ZONING COMMISSION
REGULAR MEETING
7:30 PM, Wednesday, June 10, 2015
Bolton Town Hall, 222 Bolton Center Road

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Town Clerk of Bolton

Minutes & Motions

Members Present: Chairman Eric Luntta, Carl Preuss, Adam Teller, Nancy Silverstein (alternate seated for Arlene Fiano), Christopher Davey (alternate seated for Thomas Manning), Neal Kerr (alternate seated for Jeffrey Scala), Thomas Manning (by phone)

Members Excused: Arlene Fiano, James Cropley, Thomas Manning, Jeffrey Scala

Staff Present: Patrice Carson, AICP, Director of Community Development, Jim Rupert, Zoning Enforcement Officer, Sarah Benitez, Recording Secretary

Others Present: Ted Moran, Milton Hathaway, Kim Briggs, Len Jacobs, William Anderson, Mary Terhune, Richard Treat

1. **Call to Order:** Chairman Eric Luntta called the meeting to order at 7:31 p.m.
2. **Vote on Minutes:**

May 13, 2015 – A. Teller MOVED to APPROVE with the following amendments: The removal of “Kerr” in item #1, the correction of “Linwood” to “Llynwood” in item #3, and the replacement of “hearing” with “information session” in item #7. C. Davey SECONDED. MOTION CARRIED 6:0:0.

May 27, 2015 – A. Teller MOVED to APPROVE with the following amendments: In the first sentence under Public Comments, “They were answered” will be replaced with “G. Chalder answered.” E. Luntta SECONDED. MOTION CARRIED unanimously.
3. **Residents’ Forum:** No comments.
4. **Report of the Zoning Enforcement Officer:** J. Rupert reported that the new restaurant “Our Place” opened. The process went very well and the results of the final inspection were 100% complete. The foreclosed homes in the Llynwood area were found to be maintained to an acceptable, though minimal, standard. One did have some debris, which will be addressed after contact with the BOS. Contact has been unsuccessful regarding 17 Plymouth and a notice of violation has been issued. Simoniz had some plot line changes in plans. The Planning & Zoning filing project is complete, resulting in a searchable online database. Permits have been issued for the barn at 4 Tolland Road to move forward. The Hop River Road property purchase will need lot line changes and may pursue an addition.
5. **Old Business:**

A. Teller MOVED to advance item #6(a-d) to follow #4. C. Davey SECONDED. MOTION CARRIED 6:0:0.

a. **DISCUSSION: Regulations for the Keeping of Poultry:**

P. Carson distributed copies of the draft regulation 6A.10 with corrections. Discussion followed on language regarding poultry and livestock. It was decided that all references to “seven (7) head of poultry” will be changed to “ten (10) head of poultry”, and that “...and streets” will be removed from 6A.10C.

A. Teller MOVED to schedule the proposed amendments to B regulation 6A – Livestock and Poultry for public hearing on August 12, 2015 at 7:45 p.m. as Hearing #2 at Town Hall, 222 Bolton Center Road. E. Luntta SECONDED. MOTION CARRIED unanimously.

b. **DISCUSSION: Other Zoning Regulation Questions / Discrepancies: None.**

6. **New Business:**

a. **APPLICATION: Zoning Regulation Amendments to allow Drive-thru Regulations on a case-by-case basis, Ted & Joyce Moran**

Milton Hathaway spoke in representation of Ted & Joyce Moran, 199 Hop River Road. He gave a general summary of their aim, to consider other towns’ approach to guide new regulation. Several members of the PZC noted a lack of information on the application, such as the specific regulation section to be changed, and which business zones would be affected. They explained that, if accepted, the exact language of the application was what would be proposed for public hearing. M. Hathaway and the represented wished to withdraw their application without prejudice and seek the input of staff for re-submittal.

A. Teller MOVED to accept the withdrawal and credit the application fee towards the application intended. N. Silverstein SECONDED. MOTION CARRIED unanimously.

b. **APPLICATION: Modification of Special Permit and Site Plan for Expansion of Building (21,928 sf), 201 Boston Turnpike / 11 Williams road, Simoniz USA, Inc.**

Len Jacobs spoke in representation of Simoniz, requesting the approval of an addition onto the current building to improve operations. He voiced appreciation for the help of staff regarding the application and requested a public hearing for the next meeting.

A. Teller MOVED to ACCEPT the application and schedule a public hearing for Wednesday, July 8, at 7:45 p.m. at Town Hall, 222 Bolton Center Road. E. Luntta SECONDED. MOTION CARRIED 6:0:0.

c. **Re-SUBDIVISION APPLICATION: 1-Lot, 61 French Road, William Anderson / Nancy Varca**

A. Teller removed himself from the commission.

Mr. Anderson approved the correction of “1 lot” to “2 lots” on the original application with his initials. He proposed the August 12 meeting for a public hearing date.

E. Luntta MOVED to ACCEPT the application and set a public hearing for August 12 at 7:45 p.m. at Town Hall, 222 Bolton Center Road. C. Preuss SECONDED. MOTION CARRIED 5:0:0.

A. Teller rejoined the commission.

d. BOND RELEASE: E & S Bond Work Completed, 180 West Street, Parreira

A. Teller MOVED to release E & S Control Bond for Our Place Restaurant, 180 West Street. N. Kerr SECONDED. MOTION CARRIED unanimously.

7. **Plan of Conservation and Development Discussion:** P. Carson distributed copies of the POCD draft. She received only two comments after the informational session.
8. **Correspondence:** None.
9. **Adjournment:** A. Teller moved to adjourn. C. Davey seconded. The meeting adjourned at 9:14 p.m.

Respectfully submitted,



Sarah Benitez, Recording Secretary

PLEASE SEE MINUTES OF SUBSEQUENT MINUTES FOR APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.

**BOLTON PLANNING & ZONING COMMISSION
SPECIAL MEETING
7:00 PM, WEDNESDAY, June 24, 2015
BOLTON TOWN HALL, 222 BOLTON CENTER ROAD**

**RECEIVED
JUN 30 2015
Town Clerk of Bolton**

MINUTES

Members Present: Jeffrey Scala, Adam Teller, Carl Preuss, Christopher Davey (Alternate seated for Arlene Fiano), Neal Kerr (Alternate seated for Jim Cropley), Nancy Silverstein (Alternate seated for Eric Luntta)

Members Excused: Eric Luntta, Thomas Manning, James Cropley, Arlene Fiano

Staff Present: Patrice Carson, AICP, Director of Community Development

Others Present: Glenn Chalder, Planimetrics, two members of the public

1. Call to Order: Vice Chairman J. Scala called the meeting to order at 7:10pm.

2. DISCUSSION: Plan of Conservation and Development

Glenn Chalder explained that he was going to begin review of the final draft with the Commission in order to work out any issues. The Final Draft is a compilation of all the work, public comments and Commission comments received in the last year or so since the process started. He also reported that legislation had passed to extend the time of when the Commission would have to adopt the POCD from December 2015 to July, 2016. He cautioned that it should not take until July 2016 to adopt, but the extension allows for the Commission not to rush through the review of the final draft. The Commissioners had received the final draft over a week prior to tonight's meeting and it was also on the town's website for the public to review.

The Commission got through review of the POCD through page 27. The Commission will meet again on Wednesday, July 22, 2015, beginning at 7:00pm to continue review of the POCD Final Draft beginning with the section on Open Space beginning on page 28.

3. Adjournment: C. Davey MOVED to ADJOURN the meeting at 8:58pm. N. Kerr SECONDED. MOTION CARRIED 6:0:0.

Respectfully submitted by Patrice L. Carson

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