

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Britta Lerner, Sally Korsh, Jim Carlon Absent: Ken Edgar

Also present: Land Use Director

Meeting on digital recording dated 7/21/14

**PUBLIC HEARING: APPLICATION FOR MODIFICATION TO A SUBDIVISION APPROVAL, SMITH SUBDIVISION, LAUREL LAKE WEST ROAD ACCESSWAY, MAP 3768 (ES VENTURES ONE LLC/MICHAEL J. MAZZUCO, P.C.)**

The Chairman read the legal notice into the record for the public hearing on this application.

Commission members independently walked the site.

Michael Basile of ES Ventures One LLC and Mike Mazzuco of Mazzuco Engineering were present and went over the Laurel Lake West Road Accessway request for a waiver for the accessway in detail. They are requesting a waiver to Section 3.10.13b of the Subdivision Regulations. The Section is Road Classification and Design Standards: Neighborhood Lanes serving no more than eight (8) residential lots: Travel way, excluding shoulder & curbs: Minimum width feet: 20 The request: from 20' to 18' asphalt driveway with 1 foot crushed stone spreaders added to each side. (width including the 1 for stone spreaders will equal 20 feet). The existing natural and physical conditions of this site is such that compliance with this particular requirement would create an exceptional difficulty for the adjoining parcels surrounding the driveway vicinity including drainage and existing utility issues. The subdivision's original approval was in 2006 but the driveway was not part of the original subdivision. The access way was built for the two lots and the developers did not build the road. There was no bond in place as it was not asked for the Commission. The accessway will be adequate width for a fire truck and ambulance and two way traffic.

A discussion followed to include the Fire Chief has approval and also that the road is relatively flat and does not require guard rails and there is no change in drainage. There are no wetlands in the area.

The Land Use Director submitted a draft approval of the waiver for the members.

Jane Connolly moved that the Commission approve the application for the waiver on the application before us that Section 3.10.13b of the Subdivision Regulations has been met. Seconded by Sally Korsh. Vote in favor (6-0) Ken Edgar absent.

The Chairman moved that the Commission close the public hearing. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

PUBLIC HEARING: APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD TO (1) RELOCATE TWO PROPOSED TENNIS COURTS FURTHER EAST, (2) REVISE THE PARKING LAYOUT AT SOUTH END OF PROPERTY, (3) REVISE PLANS AND ELEVATIONS FOR THE MAINTENANCE BUILDING, THE CHEMICAL STORAGE BUILDING AND WASH DOWN AND FUEL AREAS AND (4) MAINTAIN THE TWO EXISTING TENNIS COURTS AT THE NW SECTION OF THE PROPERTY.

The Chairman read the legal notice for the public hearing into the record.

Commission members walked the site independently.

Philip Cerrone, Architect; Peter Romano of Land Tech and Lucas Lownes and Carolyn Kephar both of Aspetuck Valley Country Club were present.

Philip Cerrone, Architect; went over the Master Plan, in detail, for the members. Also submitted a soil testing report. A discussion ensued on the chemical wash down area and soil testing in that area. Peter Romano of Land Tech explained the runoff from the maintenance buildings and a discussion followed. Also discussed the landscaping plan of what has been requested and what has been accomplished to date. The seasonal enclosure for the tennis court has been taken off the plans

The Chairman asked about the sequence of construction and Carolyn Kepher, Vice President and General Manager of the Club came forth to explain. He also requested that the Club safety and environmental issues be their first concerns. The Commission also requested a time line and Mr. Cerrone stated construction will be completed by the Spring of 2016 and will start construction in November of this year. The Fire Marshal has reviewed the plans and gave his approval.

The Land Use Director submitted a draft approval to the members for discussion. The Commission members stressed that the Club complete the landscaping by the tennis court on Old Redding Road to include planting evergreens, 6 types ranging from 10 to 12 feet (read from the 2009 PZ minutes)

At this point, member Jim Carlon wanted to disclose that one of his law partners is on the Board at the Aspetuck Valley Country Club and does not feel a conflict of interest on his part or that it affects his position on the Planning & Zoning Board. Architect Cerrone had no problem with it.

The Commission questioned activities outside the time table for beyond 2016 ;– organic waste behind the house on Old Redding road opposite the Club House. Suggested that maybe it should be screened but this is not part of this approval. Carolyn Kepher was not in a position right now with a plan but they will take a look at it and come back in good faith.

Tom Failla moved that the Commission approve the application of the Aspetuck Valley Country Club, 67 Old Redding Road to modify its Special Permit to 1) relocate two proposed tennis courts further away from Old Redding Road, (2) revise the parking layout at the south end of the property and (3) revise plans and elevations for the maintenance building, the chemical storage building, and the wash down and fuels areas, and (4) maintain the two existing tennis courts in the northwest section of the property, all as more particularly described in the applicant's application dated July 1, 2014 and on the submitted Plans and also added amendments as discussed. (5) to come back to the Commission with a plan for screening

AVCC CONTINUED:

compost area near the 10<sup>th</sup> fairway by 12/31/14; remove outdoor seasonal enclosure from the plan; planting of 20 8' to 12' evergreens, 6 types, as stated in P & Z minutes of 12/7/09 and to be completed by 12/31/14 and complete plantings by the road as shown on Special Permit plan SP 2.1 revised 12/13/12 - 20 evergreens of Phase 2B and Phase 2A Planting area; and to recheck the written report on the outdoor storage area by 12/30/14

Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent

Tom Failla moved that the Commission close the public hearing. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

DISCUSSION/DECISION: MODIFICATION OF A PREVIOUSLY REVIEWED LOT DEVELOPMENT PLAN, 1 BANKS DRIVE, LOT 8, TANNERY LANE SUBDIVISION (JAMES PALMER, P.E.)

James Taylor, P. E representing the owner Mr. and Mrs. Kibbe went over the lot development plan in detail for Lot 8 of the Tannery Lane Subdivision to include the storm water management plan. The Town Engineer has approved the storm water management plan and also stated a bond for sedimentation and erosion controls for \$3,610.

A discussion followed regarding the drainage and suggestions from the members for improvement on what has been shown. Also discussed the lot development plan showing proposed 5 bedroom house with an enclosed health approved for 4 bedrooms and that if the owner does not get approval from the Health Department for 5 bedrooms they would have to come back to the Commission.

The Land Use Director submitted a proposed Lot Development approval to the members and they discussed the conditions.

Jim Carlon moved that the Commission approve the Lot Development plan for Lot 8 of the Tannery Lane Subdivision, 1 Banks Drive for the house, driveway and related site work as shown on the site plans entitled "Site Plan – 1 Banks Drive", prepared by James R. Palmer, P. E. subject to conditions. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

APPROVAL OF MINUTES:

Tom Failla moved that the Commission approve the minutes, as amended, for June 16<sup>th</sup>, 2014. Seconded by Britta Lerner. Vote in favor(4-0) Ken Edgar and Sally Korsh not present.

OTHER BUSINESS:

The Chairman stated that he had talked with the Town Attorney and the meeting of September 8<sup>th</sup> to discuss possible future regulations of the Planning & Zoning Commission.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Commission approved on 9/22/14

