

**THE COMMISSION HAS NOT YET  
READ OR APPROVED THESE MINUTES**

**EASTFORD TOWN PLANNING COMMISSION  
TUESDAY, OCTOBER 3, 2019 -7PM  
TOWN OFFICE BUILDING**

**PUBLIC HEARING**

**Members Present:** Effie Vinal, Chair; Rob Torcellini, Denis Day, Mary Scalise

**Members Absent:** Chuck Lee, Vice-Chair

**Also Present:** Jim Larkin, Planning Agent, Susan Welshman, Recording Secretary

**Meeting was called to order at: 7:01 pm**

**No alternates to seat.**

Commission members present introduced themselves to the audience. File under consideration read aloud:

**File # E&S 19-001 Gary Eucalitto-Garrett Homes, LLC. Eastford Road, between properties at 258 and 228 Eastford Rd, Map 24, Block 10, Lot 2. Approximately One approximate 15 acre lot subdivided into one approximate 2 acre lot and one approximate 13 acre lot.**

Chair Effie Vinal stated that the Planning Commission was solely hearing and making a decision of this application based on the Planning Commission's Subdivision Regulations.

Matt Bruton introduced himself as being present on behalf of applicant Garret Homes, LLC. Mr. Bruton also introduced Doug Gruner, project architect and Robin Pearson, project attorney. Mr. Bruton presented display of parcel location and a proposed subdivision map showing the 14.5 acres subdivide into one 2 acre lot and one 12 acre lot. He stated that they are proposing the construction of a 9,000 square foot retail space with a single access driveway and 30 proposed parking spaces. Storm water management system to control peak flow preconstruction located under parking lot to be connected to cross the road and discharge into the Still River. Discussed and explained site lighting. Sedimentation and Erosion control details for construction include construction entrances, silt sacks, silt fences, soil stoc pile areas. All to remain on the property during construction until property is stabilized. All green represented on the site plan to be either sod or seed mix.

Questions and Answers

Q: Brenda Willard, 228 Eastford Road: Will there be clearing of the woodage?

A: M Bruton: Yes. Clearing up to the property line. The site is lower than the 228 property.

Q; Linda Torgensen: What is the distance between the two buildings? Were any other properties considered?

A; Bruton: The retail building is approximately 50 feet to the property line and approximately 100 feet to the house. Not aware of any other properties considered in Eastford.

Q; Mary Ellen Ellsworth: Is there any possibility of saving some of the larger trees?

A: Bruton: proposing to replace those trees because of work necessary to lower the site.

Q: M Ellsworth: Why site lowered?

A: Bruton: Necessary due to significant grade change from street to back of this lot. Will need to notch out to create a level plane for building and parking.

Q: Tom Hughes: Are there any flatter sites on this property?

A: Bruton: No. Lots of different topography on site and placement of driveway entrance needs to be considered due to sight lines, etc.

Q: Terry Cote: Has there been consideration to putting a hedge line or tree barrier along chain link fence out of respect to the neighbors?

A; Bruton: The fence is a solid wood fence for visual and noise buffering.

Q: Andrea Ammato: Signage?

A; Bruton: Tenant is unknown at this time. Plan shows pilon signpost. Sign to comply with signage and lighting ordinances.

Q; Frank Castagna: Is the other part of the land undevelopable?

A: Bruton: Developer felt this was the best area for the building. Developer has the ability to develop the rest of the property but there are wetland and topology challenges.

Q: Ralph Yulo: Was there any consideration to not having it so close to a residence?

A: Bruton: Again, the driveway location was what this site is based on.

Q: Amatto: Light in the parking lot?

A: Bruton: Two light poles in the parking lot. Discussed compliance to lighting ordinance.

Q: Paul Torcellini: How was need for 30 parking spaces determined?

A: Bruton: Most town's have zoning regulations and parking spaces for retail zoning are usually determined on gross floor area. Developer was comfortable with the 30 spaces.

Q: Ellsworth: Could you consider a smaller lot?

A: Bruton: 15 lots would not be a dramatic reduction in paving. Also require a length of building drive space.

Q: Ammato: Will there be solar panels?

A: Not at this time.

Q: P Torcellini: What is the property owner's responsibility to maintain the cedar fence? Enforcement by the Town?

A: Bruton: The fence is the obligation of the property owner.

A: Larkin: The fence is not required to be there. There is no requirement by the Town for buffering. It was voluntarily done by the applicant and the maintenance can be added as a condition for the permit.

Q: David Barlow: Is the space between property line and road owned by the State or the Town?

A: Bruton: The road is State DOT controlled. The place where property line ends and DOT begins varies along the property line. Developer will be seeding and stabilizing area.

Q: L Torgensen: Will grass be maintained by owner?

A: Bruton: Yes. The front will be sod and the rest is conservation seed mix.

Q: Ammato: What will be the timing for trucks entering and leaving?

A: Bruton: Typically, one delivery truck a week during business hours.

Q: Brenda Willard: Does the fence go around the whole property.

A; Bruton: Just on the abutting property side. The stone wall delineates property line but fence will be on the developer's side of the stone wall.

Q; What will the store look like and will it match the local architecture?

A: Gruner: The building will be in the colonial style with a wood look. Windows are glazing with metal frames but are service windows and can not be seen through. These service windows will also have shutters. Overall look will be Greek Revival in keeping with area architecture. Metal roof in the rear that can't be seen. The front peak will be shingled.

Q: P Torcellini: The Dollar General in Willington is an effective model in terms of interior lighting spilling out of front door. The property is dark late at night. The Dollar General in Ashford is not a good model of lighting control.

A; Gruner: Interior lights will be shut off during closed hours except for required security lighting.

Q: Tom Hughes: Can light poles be antique looking like goosenecks?

A: Bruton: Yes. That can be looked into.

Q; P Torcellini: Wall pack lighting is not Dark Sky compliant just like on the school gymnasium.

A; Gruner: These light packs are more of a downward pointing sconce or more like a wall wash.

Q; Ammatto: Signage turned off at night?

A: Gruner: When the store shuts down all lighting shuts down as far as they are aware.

Q: R Torcellini: Will street lighting be required at the intersection of the driveway and the road?

A: Bruton: DOT does not require it.

Q: R Torcellini: Has consideration been given to planting more trees on the south side embankment?

A: We would consider adding some trees along that bank.

Q; Denis Day: What is the volume of material to be removed and where will it be going?

A: Bruton: 11,000 cubic yards but doesn't know where it will be going although it will be removed from the site.

Q: R Torcellini: Geotech report?

A: Bruton: Borings have not been done yet.

Q; Barlow: Is building built on Speculation?

A: Bruton: After the developer lines up approvals, he can shop around for an appropriate tenant. The developer will own and lease the building.

Q: Mary Scalise: Will it be a long term lease?

A: Bruton: Developer hopes for a long lease.

Q: P Torcellini: What assurance do we have that what you are presenting will be what is built?

A: Larkin: Approval will include all plans, details and reports. Will be included in the Motion of Approval.

A: Robin Pearson: The architecture of the building is not controlled by Subdivision Regulations of the Town of Eastford. The design presented tonight to be included in the plan set. Developers can assure that this will be the plan built.

Q: Tom Hughes: Looking at the plans, the response shown in the architecture is appreciated.

Q: Brenda Willard: What is the expected time line?

A: Bruton: Once a tenant is established, well permits obtained as well as DOT approvals, the building typically takes four month to construct.

Jim Larkin commented that additional review reports by Joe Polulech in regard to conditions for approval have been submitted into the file. The Inland Wetlands and Watercourse Commission Report has also been submitted into the file.

Mary Ellen Ellsworth read into the record a letter sent by Eastford Conservation and Historic Preservation Commission sent to Gary Eucalitto, applicant, dated September 5, 2019.

Jim Larkin reported that no written report or written recommendations have been submitted by the Town of Eastford Fire Marshal and is not required in the Subdivision Regulations.

Discussion occurred regarding additional conditions to approval.

**MOTION(Torcellini/Day) to close the Public Hearing at 8:35 pm. APPROVED UNANIMOUSLY.**

## **REGULAR MEETING**

**Call to Order:** 8:41 pm

### **Old Business:**

1. **File # E&S 19-001 Gary Eucalitto-Garrett Homes, LLC. Eastford Road, between properties at 258 and 228 Eastford Road Map 24, Block 10, Lot 2. Approximately 15 acre lot subdivided into one approximate 2 acre lot and one approximate 13 acre lot. Application received: July 9, 2019. Fee received: \$1,460.00. Decision or Public Hearing by: September 11, 2019.** The Commission reviewed and discussed draft approval submitted by Jim Larkin along with additional conditions to be included in final Motion. The applicant's representatives thanked the Commission and audience for their courtesy and respect.

**MOTION (Torcellini/Day) MOVED, that the Town of Eastford Planning Commission approves the subdivision application to Gary Eucalitto - Garret Homes, LLC, Eastford Rd., Map 24, Block 10, Lot 2 for the proposed One (1) Lot Commercial Subdivision and activities associated with the development of a 9,100 sq. ft. retail store and associated improvements, in accordance with the plans on file as a part of the application, last amended to October 3, 2019 and presented to the Commission as part of the application and public hearing process, and in accordance with the reports, detailed information and representations of the applicant filed as part of the application and public hearing process, and in compliance with the following conditions:**

1. **Applicant to provide to the Commission the Final Report from Health Department in accordance with Section III.3 (a)(vi) indicating compliance of any proposed onsite septic system and on site private well with the Public Health Code and any applicable provisions of these regulations for each and every lot depicted upon the Final subdivision Plan.**

2. **A Declaration of Covenants and Restrictions in accordance with Section III.3 (a)(x) – Declaration of Covenants and Restrictions requiring the continued use of the designated lot in the subdivision for the use and total square footage of buildings, as designated by the applicant to be reviewed by Staff. Such declaration to be filed on the land records with the Final Subdivision Map.**
3. **Fire Lanes shall be established and identified on the Final Plans prior to filing with the town clerk in consultation with the Eastford Fire Marshal and Fire Chief per General Note 40 on Sheet GN-1.**
4. **A geotechnical report addressing specifications for fill types and compaction requirements for the building foundation, pavement subgrades and proposed fills; analyses of final design slope; and infiltration rate of the subsurface detention system, for review by the consulting engineer prior to issuance of a building permit.**
5. **Performance/Restoration and Erosion Control Bond in the amount approved by the town consulting engineer to be filed prior to any activity on or off site per General Note 36 on Sheet GN-1.**
6. **The property owner shall be responsible for the maintenance of the fence on the southern boundary.**
7. **Trees to be planted along the southern slope of the property. Addition of trees to be reviewed by the Town Planner.**
8. **Applicant shall provide revised lighting plan for the parking lot area to maintain a colonial style.**

**APPROVED UNANIMOUSLY**

**New Business:** None

**Planner's Report:** None

**Chairman's Report:** None

**Communications:** None

**Approval of Bills:** None

**Minutes of the Previous Month's Meeting:**

- **MOTION ( Torcellini/Scalise) to approve the Minutes of the September 10, 2019 Regular Planning Meeting. APPROVED UNANIMOUSLY.**

**Adjournment:** 9:02 pm

Respectfully Submitted,  
Susan Welshman  
Recording Secretary

Approved:

