The Planning and Zoning Commission of the Town of Avon held a meeting at the Avon Town Hall on Tuesday January 15, 2019. Present were Linda Keith, Chair, Mary Harrop, Joseph Gentile, Lisa Levin, Brian Ladouceur, Jr., and Alternates Elaine Primeau (sat) and Jill Coppola (sat) Absent were Thomas Armstrong, Vice Chair, Peter Mahoney, and Alternate Linda Preysner. Also present was John McCahill, Planning Specialist (filling in for Hiram Peck, Director of Planning, who was absent).

Ms. Keith called the meeting to order at 7pm.

**APPROVAL OF MINUTES**

Mrs. Primeau motioned to approve the minutes of the December 11, 2018, meeting. The motion was seconded by Mrs. Harrop and received unanimous approval.

**PUBLIC HEARING**

App. #4883 - Cornerstone Landing, LLC, owner/applicant, request for Special Exception under Section VII.B.2 of Avon Zoning Regulations for parking reduction, 205 Old Farms Road, Parcel 3360205, in an I Zone

App. #4884 - Cornerstone Landing, LLC, owner/applicant, request for Special Exception under Section III.H.2.of Avon Zoning Regulations for earth removal, 205 Old Farms Road, Parcel 3360205, in an I Zone

App. #4886 - Cornerstone Landing, LLC, owner/applicant, request for Special Exception under Section VII.A.2.b.of Avon Zoning Regulations for landscape reduction, 205 Old Farms Road, Parcel 3360205, in an I Zone

Also heard at this time but not part of the public hearing.

App. #4885 - Cornerstone Landing, LLC, owner/applicant, request for Site Plan Modification to permit building redevelopment for multi-tenant use, 205 Old Farms Road, Parcel 3360205, in an I Zone

Present were Brett Eisenlohr, owner (Cornerstone Landing, LLC); Rock Emond, Civil Engineer, Milone & MacBroom; and Erika Fairlie, architect.

Rock Emond displayed maps of the site noting that the 18,800-square-foot building on site was constructed in 1958 and formerly occupied by Technical Coatings Lab. The building is served by public utilities (gas and water with a fire line). A gravity sewer that discharges onto Old Farms Road is in place but the site was originally served by septic. He explained that storm water management is proposed, as none currently exists. The site impervious totals 1.07 acres, for the 2.37 acre site. Mr. Emond explained that the owner wishes to have multiple tenants in the building adding that the parking area has been redesigned to accommodate as many vehicles as possible; 60 parking spaces are proposed including two (2) handicap spaces. The landscape area required is 50%; the request is for a 2% reduction to maximize parking per the ITE Parking Manual. A new driveway, proposed off of Old Farms Road, has been designed by a traffic engineer and reviewed by the Town Engineer; no comments have been received. He noted his belief that the Town Engineer has stated that the proposed driveway location is a good choice, as there is really no other option.

Erika Fairlie displayed a floor plan noting that the building has been broken into six (6) tenant spaces (brewery, athletic club/karate studio, CT Sportswear, light industrial, dog training, and building storage).

In response to Ms. Levin’s question, Ms. Fairlie confirmed that the aforementioned dog training category is not related to the facility across the street.

Mr. Emond explained that the parking for the aforementioned tenant use areas was tied to the ITE Parking Generation Manual. He pointed out that the operating hours of the brewery and the light industrial use would be off center such that while the light industrial is not occupied the parking spaces could be used for the brewery, if needed.

In response to Mr. Ladouceur’s questions, Ms. Fairlie and Mr. Emond explained that the tenant spaces/classifications (light industrial, warehouse, etc.) has everything to do with potential tenants. Ms. Fairlie and Mr. Emond confirmed that proposed tenants 2, 4, and 7 are all using “light industrial” as the parking generator.

In response to Ms. Keith’s questions and comments, Mr. Emond explained that after conversations with Mr. Peck regarding parking, it was determined that it is most likely that future tenants will be industrial uses and therefore the parking was based on the category of light industrial; possibly a warehouse use. The tenant spaces are not very big. Mr. Emond confirmed that a second brewery, for example, is not proposed as that would throw off parking for the rest of the uses. He confirmed his understanding that any uses other than light industrial would require reapplication and approval by the Commission.

Mr. Emond explained that 10 offsite parking spaces exist across the street at 18 Sandscreen Road, for overflow parking. This property is also owned by Cornerstone Landing LLC (Brett Eisenlohr) and an agreement will be put in place between the two properties should the owner choose to have overflow parking or if it’s required. He explained that there are 10 parking spaces at 18 Sandscreen Road (location of dog daycare).

In response to Mr. Ladouceur’s questions about a driveway cut onto Old Farms Road,

Mr. Emond explained that vehicles would be able to exit the site from both Old Farms Road and Sandscreen Road but clarified that vehicles would have to turn around within the parking lot. The one-way is only dedicated for emergency access and shipping; the area will be blockaded. He explained that the entrance to the brewery is on the south side and most people will likely enter the brewery via the new driveway proposed off of Old Farms Road. The access for the karate studio is from the loading dock side, which could be accessed from either Old Farms Road or Sandscreen Road; a sidewalk is also proposed.

In response to Mr. Ladouceur’s questions, Ms. Fairlie confirmed that the dog training space has access from both sides. Mr. Ladouceur commented that light industrial uses have access from interior doors for tenant 4 or from exterior doors for tenants 2 and 7. Mr. Emond noted that that was correct. Ms. Fairlie confirmed that each tenant has their own door.

Mr. Ladouceur commented that clear signage is going to be needed in the parking lot to direct people where to park in order to access all the businesses/tenant spaces in the building.

Ms. Keith commented that the applicant will have to return to the Commission for any proposed signage for the site once the tenants are known.

In response to Mr. Gentile’s questions, Mr. Emond explained that a couple of interior sidewalks are proposed. He pointed out areas on the site plan proposed for snow storage adding that it is not anticipated that any parking spaces would be lost.

In response to Ms. Levin’s comment about the narrowness on the left side of the site, Mr. Emond explained that a one-way is proposed in that area, which is a minimum of 15 feet, per the Regulation. There are also parallel parking spaces proposed (5 spaces, 9 x 22), which are oversized as there is no standard in the Town’s Regulations.

Mr. McCahill asked Mr. Emond if that area is going to be widened somewhat, more than is shown on the current plan.

Mr. Emond noted that there is a 3-foot to 5-foot buffer on that side adding that he’s not sure on the distance.

In response to Ms. Keith’s question, Mr. Emond confirmed that this area will be re landscaped; the grade will be pulled back and a stone slope installed to provide stabilization.

In response to Mr. Ladouceur’s question, Mr. Emond confirmed that there is one dumpster pad shown in the back left corner of the site; the dumpster is front loaded.

Mr. McCahill noted that the dumpster area was originally situated at an angle but it was suggested to the applicant that the dumpster be relocated to where it is currently shown on the plans.

Mr. Ladouceur asked if the truck is going to have to come the opposite way, from the counter clockwise direction, in order to access the dumpster.

Mr. McCahill explained that it is expected that the truck would access the site via Sandscreen Road during off hours, coming in and exiting the same way.

In response to Mr. Ladouceur’s question, Mr. Emond clarified that one-way access into the site via Old Farms Road is for the public only. Trucks accessing the site off hours for trash removal could move opposite the proposed direction for the public.

In response to Ms. Keith’s questions, Mr. Emond explained that trucks accessing the loading dock can enter the site and turn around within the site without having to utilize the one way. He noted that there is a lot of room in that corner of the site. He pointed to the top left corner of the site plan map indicating that snow storage is planned for that area. Snow can also be stored along the frontage if needed; the slope is 8%. Ms. Keith noted her concerns with the grade as well as snow storage for 60 parking spaces and asked that the snow storage plan be well thought out. Mr. Emond and Ms. Fairlie communicated their understanding and noted that they will look into other areas on site for possible snow storage.

In response to Mr. Ladouceur’s comments, Mr. Emond clarified that the access point from Old Farms Road is two way leading into the park; access is not one way. Vehicles can enter the site via Old Farms Road and can also exit the site via Old Farms Road; the same scenario is possible via Sandscreen Road. He noted that sightlines heading in a southerly direction on Old Farms Road meet the 85th percentile.

Mr. Emond continued his presentation explaining that storm water will be mitigated by the two proposed underground detention basins (one on the north side of the building and one on the south side of the building). A sediment chamber is proposed (locks in sediment) such that overflow into the Town’s system is clean water. He confirmed that this has been reviewed by the Town Engineer who has offered no comments. The existing sanitary will be utilized and have two new discharge points on the south side of the building. No new water or gas connections from the exterior of the building are proposed. DEEP standards will be maintained for sedimentation and erosion control.

In response to Ms. Keith’s question, Ms. Fairlie explained that there are two new general restrooms that can be used by tenants who have access. The back space will have its own restrooms because the area is larger and farther away. The brewery will have its own restrooms interior to its space. The front light industrial space has its own restroom. She noted that a total of seven restrooms are shown.

In response to Ms. Levin’s question, Mr. McCahill explained that the Building Official is charged with ensuring that the Building Code requirements (occupancy, etc) for the building are met. He confirmed that the entire Town Staff has met with the applicant’s design team on several occasions.

In response to Ms. Keith’s comments, Ms. Fairlie confirmed that the #7 tenant space would be used only for storage purposes. Mr. Emond addressed the proposed dog training business noting that there is a small lawn area right next to the tenant space which should suffice, and added his understanding that a strict maintenance plan is needed for this business.

In response to a discussion about access around the building, Mr. McCahill explained his understanding that it was Mr. Eisenlohr’s goal from the beginning to minimize the traffic that would make its way fully around the building to separate the uses as well as reduce vehicle speeds and activity in and around the building.

Mr. Eisenlohr noted his agreement with Mr. McCahill’s comments and explained that he wanted to keep the back area open for emergency vehicles; he noted that he has discussed this with the Fire Marshal.

In response to Mrs. Primeau’s questions, Mr. Eisenlohr explained that he wants to keep the existing small concrete building on the site adding that the building was used to store a backup generator. He indicated that the building is vacant right now and he has been storing supplies being used for the site project. He added that this building would be ideal to store the truck for the bakery (Truffles) as well as the food trucks for the brewery; trucks drive in and drive right out the other side. Mr. Emond explained that there is approximately 20 feet between the corner of the building and the edge of gravel. Mrs. Primeau commented that she hopes that’s enough room for two cars to pass each other.

In response to Mr. Ladouceur’s question, Mr. Emond explained that the brewery food truck would park in the dedicated nine-foot area (striped painted area) located in front of the entryway.

Ms. Levin asked the applicant if there is any new information to add regarding the environmental status from DEEP. She noted her understanding and receipt of Mr. Peck’s Staff Comments and letter from the State of CT.

Mr. Eisenlohr explained that in 90 days a petition of investigation will be filed by CT DEEP that highlights all the work that has been done to date pertaining to remediation.

Mr. Ladouceur asked if there are any landscaped areas (e.g. rocked and/or grassed areas) that could also be used for snow storage as well as any landscaped areas that could be reduced to improve the snow storage situation on the site. He noted his concerns with snow removal for 60 parking spaces for a varied set of tenant uses.

Mr. Emond explained that parking has been maximized as much as possible which, in turn, is causing the need for the reduction in landscaping. No further reduction in landscaping could help create additional areas for snow storage. He commented that the existing tree line could maybe be pulled back and a shelf area created.

In response to Ms. Keith’s questions, Mr. Eisenlohr confirmed that large pine trees were taken down along Industrial Drive a few years ago but noted that no trees were taken down along Sandscreen Road due to the electrical wires on the other side of the road. He explained that in the future he proposes to take trees down along Sandscreen Road and eventually replace them with different trees. He explained that the location of the proposed five new trees is not yet known. Mr. Emond clarified that the location of the five new trees will be worked out between Town Staff and the applicant, adding the understanding that they won’t be planted in an area that could be used for snow storage.

There being no further comments, the public hearing for Apps. #4883-84-86 was closed, as well as the entire public hearing portion of the meeting.

**PLANNING AND ZONING COMMISSION MEETING**

Mrs. Harrop motioned to waive Administrative Procedure #6 and consider the public hearing items. Mr. Gentile seconded the motion that received unanimous approval.

Mr. Ladouceur motioned to approve App. #4883, subject to the following conditions:

1. A parking reduction is approved. A total of 60 parking spaces shall be provided.
2. Overflow parking shall be permitted on property located at 18 Sandscreen Road (owned by BECO, LLC, which is the same owner as Cornerstone Landing, LLC – Brett Eisenlohr).

A properly worded easement to permit parking on either site as needed (205 Old Farms and 18 Sandscreen Road) shall be prepared by the owner and submitted to the Director of Planning for review and approval. The easement shall be filed on Avon’s Land Records prior to the issuance of a Certificate of Occupancy for the building located at 205 Old Farms Road.

The motion seconded by Mrs. Primeau received unanimous approval.

The Commission concurred that the special exception criteria/requirements contained in Section VIII of the Zoning Regulations have been satisfied for App. #4883.

Mr. Gentile motioned to approve App. #4884, subject to the following conditions:

1. Earth removal is approved to create additional parking on the subject site.
2. Owner shall contact State of CT DEEP prior to any earth removal activities. Material removal shall only take place after any “constituents of concern” have been tested for and removal has been authorized by DEEP. A copy of DEEP’s approval/authorization for material removal shall be provided to the Director of Planning.

The motion seconded by Mrs. Harrop received unanimous approval.

The Commission concurred that the special exception criteria/requirements contained in Section VIII of the Zoning Regulations have been satisfied for App. #4884.

Ms. Levin motioned to approve App. #4885, subject to the following conditions:

1. Site plan approval is granted, as represented. Work shall begin within one (1) year and completed within five (5) years.
2. Final record plans shall be submitted to the Director of Planning prior to the issuance of any building permits.

The motion seconded by Ms. Coppola received unanimous approval.

Mrs. Harrop motioned to approve App. #4886, subject to the following conditions:

1. A 2% reduction in the required 50% landscape requirement is approved.
2. A minimum of five (5) trees shall be planted on the site. Owner shall prepare a landscape plan to be submitted to the Director of Planning for review and approval prior to any planting activities. Locations for snow storage shall be taken into account/considered in connection with any tree planting plan.

The motion seconded by Ms. Levin received unanimous approval.

The Commission concurred that the special exception criteria/requirements contained in Section VIII of the Zoning Regulations have been satisfied for App. #4886.

There being no further business, the meeting adjourned at 8:10pm.

Linda Sadlon

Avon Planning and Community Development