

Zoning Board of Adjustment

March 23, 2016

APPROVED MINUTES

Present: Steve Lagasse, Chris Lowe, Frank Gado, Dennis Brown, Selectboard Liaison and Jo-Ann Ells, Zoning Administrator

Absent: Alice Maleski

Public Hearing

After Steve Lagasse opened the Public Hearing, he explained the hearing process and Interested Party Rule. He then noted that only a quorum of the Board was present and administered the oath.

1. Application #01-16 by Cumberland Farms, Inc. and Catering in the Rough, LLC (owners/applicants) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for amendments to approved circulation patterns, lots 24-0088-000 and 24-0088-001, 1167 and 1147 Hartford Avenue, Wilder, in RC-2 and R-2 zoning districts.

Jon Anderson and Kevin Thatcher represented the applicants.

Jo-Ann Ells stated that the applicant had distributed a revised site plan, including a small vestibule at the entrance to the proposed building.

Jon Anderson reviewed the permit history of the project and presented proposed changes since the last approval.

Jo-Ann Ells noted that the applicant's intent to keep the existing freestanding sign and not install a new freestanding sign, as previously proposed, required clarification in the findings.

Dennis Brown asked for confirmation that the area between the curb cuts would not be used for parking. Kevin Thatcher confirmed this and stated that the area would be cross-hatched.

Chris Lowe moved to close the Public Hearing. Frank Gado seconded, and the Public Hearing was closed.

Jo-Ann Ells reviewed changes to the draft Findings of Fact.

Chris Lowe moved to approve the application with the specified changes. Steve Lagasse seconded, and the motion passed unanimously.

2. Application #03-16 by the Town of Hartford (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for the development of a recreational

facility/sport fields, lot 14-0109-000, Lesle Drive and Balsam Lane, Hartford, in an approved Planned Development and Rural Lands and Agricultural Overlay District.

Tad Nunez, Director of Parks and Recreation was present to answer questions.

Jo-Ann Ells reviewed the permit history on the property.

Tad Nunez stated that the facility has roughly 215 parking spaces. He noted that the proposed Collegiate League baseball games could draw 500-700 spectators. He explained that “no parking” signs along the access drives would bar parking in these areas. He added that the baseball field is the only field projected at this time to have lights.

Steve Lagasse stated that if the Collegiate League baseball games are held during times other than evenings, all parking must be accommodated off site.

Frank Gado asked if a turning lane on Route 5 would be installed if the Collegiate League were not part of the picture. Tad Nunez stated that it would be, irrespective of engagement with the Collegiate League with the facility.

Frank Gado expressed concern about traffic, noting the tendency toward high speeds by vehicles along that stretch of Route 5.

Tad Nunez stated that Resource Systems Group had prepared a traffic report.

Steve Lagasse stated that “large event” in finding #18 needed more precise definition.

After a lengthy discussion regarding traffic, traffic control and the adequacy of parking, the Board specified the following as needed to be met:

- Submission of copies of the Resource Systems Traffic Reports;
- Submission of a threshold triggering traffic control for non-Collegiate League games/events. (All Collegiate League games will have traffic control);
- Submission of information as to how the facility's schedule will be programmed in order to ensure that parking and the entrance and exit of vehicles will not cause problems. A threshold beyond which off-site parking would be required must also be specified;
- Confirmation that all parking for non-evening Collegiate baseball (games starting before 5:30 PM) will be off site.
- Acknowledgment that, should evening baseball/Collegiate games prove to create access/parking difficulties for the public, off-site parking may be required for all evening games.

A brief discussion ensued, regarding items still in the design phase (baseball bleachers/concession/press box/wetland interpretive areas).

Dennis Brown stated his confidence in the Parks and Recreation Department's ability to manage parking, and he asked Tad Nunez to look to adequate precautions for assuring the safety of spectators at baseball games (e.g., . protection from stray balls and bats).

Chris Lowe moved to continue the hearing to May 4, 2016. Steve Lagasse seconded the motion and it passed.

Administrative Matters

1. Minutes

Steve Lagasse moved to approve the minutes of November 18, 2015. Frank Gado seconded, and the motion passed unanimously.

2. Projects that received administrative approval

Jo-Ann Ells reported administrative approval for the Phase 2 building on Prospect Street. She explained that the size of the building had decreased and that additional trees in the parking area had been added.

3. Election of officers

The Board tabled this item.

4. Availability for the next Public Hearing

All members present anticipated being available for the May 4th hearing.

5. Public comment

None

Adjournment

At 8:35p.m. Steve Lagasse moved to adjourn. Chris Lowe seconded and the motion passed unanimously.

Respectively Submitted,

Frank Gado, Clerk