

Canterbury Planning & Zoning Commission
Thursday, May 11, 2017 – 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

***Minutes**

- I. **Call to Order-** E. St. Louis called the meeting to order at 7:00 p.m.
- II. **Roll Call**
Members present: E. St. Louis, M. Gumbs, G. Droesch, M. Flynn, E. Dempsy, H. Tuttle
Members absent: C. Bergman, E. Dempsy, R. Veach, J. Smith
Alternates present: V. Thumser, D. Malo
Others: F. Pelletier, D. Stewart, D. McKay, P. Pryor, C. Pryor, H. Wagner, J. Wagner, Roger Shinkiewicz and others
- III. **Minutes- April 13, 2017-** M. Gumbs made the motion to accept the minutes as written. M. Flynn seconded with all in favor.
- IV. **Public Participation- (items not on the Agenda)** Fran Pelletier stated her concerns regarding violations of an abutting property owner at 352 Westminster Road. E. St. Louis stated that legal counsel is involved and that this matter is currently in the court system. E. St. Louis stated that the town's Planning and Zoning Officer M. Gill will update F. Pelletier with future status.
- V. **Public Hearings**
- A. **PZ Application #17-7-SPR, DHS Holdings, LLC, Special Exception for, Barstow Road, Map 38, Lot 1B.** E. St. Louis stated that this Public Hearing was opened at the last meeting but lacked the necessary representation. He asked if a representative was present. Douglas Stewart, the applicant, confirmed his presence. D. Stewart explained his proposed plans stating that the majority of the space would be utilized by the three (3) companies that he currently owns. He stated the company names as 1) Pro Insulation 2) InsulAttic and 3) Pro Properties. D. Stewart stated that he plans to use a portion of the space for one office area that each of the companies would operate from. He explained that Pro Insulation will store materials consistent with operating an insulation and weatherization business. D. Stewart explained that Pro Insulation would operate one 16 foot box truck to perform insulation services to customer's homes within the "Mass Saves" weatherization program. He stated that Pro Properties will warehouse materials and tools used for renovating distressed properties. D. Stewart explained that InsulAttic is a small manufacturing company that makes insulated attic stair covers. He explained that these units will be made, boxed and stored on site to service internet sales customers. D. Stewart stated that approximately 2,000 square feet would be leased space. He proposed that this lease space would be favorable to a simple warehousing company or for leased storage space. D. Stewart stated that the leased portion would be available to an entity suitable for the location and which complies with the Town of Canterbury's Building and Zoning regulations. E. St. Louis asked if any drawn plans were available. D. Stewart explained that he had planned to provide those upon approval. E. St. Louis discussed the proposed square footage to be used. G. Droesch asked about trucks used. D. Stewart stated that one 16 foot box truck would be on site for business use and that a 24 foot box truck would enter with deliveries approximately once every 3 weeks. D. Stewart stated that there would be no on site public sales. E. St. Louis asked for public comments. Abutters P. Pryor and C. Pryor of 185 Barstow Road submitted a letter for the record stating concerns of hazardous materials, increased traffic and possible expansion in a residential area. P. Pryor read aloud. E. St. Louis explained that conditions would have to be met if the proposed application is approved and inspections would be performed by the town's Building Inspector and the Fire Marshall. C. Pryor of 185 Barstow Road expressed his concerns regarding business approval in a residential area. H. and J. Wagner of 186 Barstow Road submitted letters of concern for the record and each read their concerns aloud. J. Wagner also submitted a copy of Section 13 of the Town of Canterbury Zoning Regulations coinciding with H. Wagners' letter. D. Stewart responded to the concerns. A public member and Barstow Road resident recommended a site walk prior to possible approval and asked for clarification if D. Stewart owned the property for the proposed business. He stated that he does not and that the property is currently owned by Amy Lyons. D. Malo made the motion to close the Public Hearing. M. Gumbs seconded and it passed unanimously.
- B. **PZ Application #17-11-SE, American Industries, Inc., Special Exception, 5 Quinebaug Camp Road, Map 60, Lot 32.** G. Droesch read aloud the Notice of Public Hearing. A letter was submitted for the record by Town Engineer Syl Pauley. D. McKay represented the applicant American Industries and property owners, Daniel and Lu-Ann Chykw. He submitted letters and certificates of mailings for the record. D. McKay submitted site plans with maps for review. D. McKay explained the proposal of earth excavation to be completed in five (5) phases on 19 acres of the 51.6 acre parcel. He stated that approximately 257,000 cubic yards of earth products are expected to be excavated. D. McKay submitted a copy of the Easement Agreement between P & J Holdings, LLC and Adelman Family, LLC for American Industries, Inc. dated May 10th, 2017. Public member Roger Shinkiewicz spoke with concerns for the protection of natural habitat and compliance with Zoning Regulations. He submitted satellite photos of Tarbox Road excavation sites with additional concerns for restoration. E. St. Louis explained that the sites in question are being closely monitored and restoration plans are in place for farm land. D. McKay

discussed the Natural Data Base review maps to relieve habitat concerns. E. St. Louis stated that we have agreement with the operators that they will have coordination between truckers when they do their operations and will have on site communication to operators should they be trucking out of Camp Road at the same time. M. Flynn made the motion to close the Public Hearing. M. Gumbs seconded with all in favor.

VI. New Business- None

VII. Old Business

A. PZ Application #17-7-SPR, DHS Holdings, LLC, Special Exception for, Barstow Road, Map 38, Lot 1B. M. Flynn made the motion to table the application or further investigation and site-walk. G. Droesch seconded the motion with all in favor. G. Droesch made the motion to approve a site-walk of the property to be scheduled for Thursday May 25th at 6 p.m. M. Gumbs seconded the motion with all in favor. D. Stewart had concerns regarding public attendance at the site walk and the property owner's approval. E. St. Louis explained that the Zoning Enforcement Officer M. Gil will follow up with these concerns prior to a Notice being posted.

B. PZ Application #17-11-SE, American Industries, Inc., Special Exception, 5 Quinebaug Camp Road, Map 60, Lot 32. M. Flynn made the motion to approve the application with the following conditions:
1/ Limit of twenty (20) trip ends per day. 2/ No importation. 3/ No on site processing. 4/ Coordinate trucks between operations. 5/ Monitor ground water tables in compliance with the towns Planning and Zoning regulation requirements. 6/ Annual site plan review. 7/ Establish and set bond. M. Gumbs seconded the motion and it passed unanimously.

VIII. Other business

- A. Correspondence-** None
- B. ZEO Report-** Discussed
- C. Any other appropriate business-** None

IX. Adjournment- A motion was made to adjourn at 9:15 p.m. and seconded with all in favor.

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Asst.

Cc: Town Clerk, PZ members and alternates; applicant files; PZ files

(* as recorded)