

# TOWN OF DURHAM

**Planning and Zoning Commission**  
P.O. Box 428  
Durham, Connecticut 06422-0428

## **MINUTES OF OCTOBER 5, 2005, MEETING**

### Present

Members: Al Bradanini, George Eames, Richard Eriksen, Dave Foley, Jim Kowolenko,  
Jan Melnik, Jackie Snow  
Town Planner: Geoffrey Colegrove  
Alternate: Ralph Chase

### Absent

Members: Brian Ameche, Dian O'Neal  
Alternates: Gene Riotte, Frank DeFelice

The meeting was called to order by George Eames, Chairman, at 7:30 p.m. Ralph Chase was seated on the Commission in Brian Ameche's place.

### 1. Approval of Agenda

Motion by Ralph Chase, seconded by Al Bradanini, to amend the agenda of the October 5, 2005, meeting to reflect the tabling of the public hearing scheduled for 8:00 p.m. on the request of Jay Cusak for a proposed two-lot resubdivision, Pisgah Road, as well as subsequent discussion of that item because of an incorrect date on the public hearing sign (the public hearing will be held on October 19, 2005, instead). Motion carried unanimously.

### 2. Little League Lighting, Pickett Lane

Scott Marks addressed the Commission regarding the lights on the major boys' little league field (between the two tennis courts/building). There will be one light behind each dugout and one light behind each foul pole (for a total of four light poles). Full specifications were provided in an information packet for Commission members. There will be four to five lights per fixture, all directed on the field only. Cuginchaug Little League is paying for the fixtures and the installation; the town will ultimately pay for the electricity and maintenance. Installation is planned for spring of 2007.

George Eames expressed concern with light spillage. The manufacturer (Musco) is a leader in sports lighting. It will not be deflected into the sky nor onto any adjacent properties. The lighting will be inspected each year in an annual safety audit. Lights will only be illuminated when a game is in play. There is a lights-out deadline of 10:30 imposed with no inning able to start after 10:00 p.m. A key will be housed in the Atcherson Building for turning the lights on and off (as opposed to a timer, which might not be practical given a rained-out game or game that otherwise ended early). The lights would only be used from April through October for the spring and fall seasons. They will be used for both boys' and girls' games and practices.

Dave Foley noted that if there is a problem with the lighting being left on, the Commission can always revisit and require installation of a timer.

Motion by Richard Eriksen, seconded by Jan Melnik, to approve a plan for lighting as proposed by the Coginchaug Little League according to documents submitted October 5, 2005. Motion carried unanimously.

### 3. Public Session

Brett Wilson, a Coginchaug senior and Eagle Scout, addressed the Commission regarding a project he is proposing for construction on the lower parking lot at the United Churches of Durham. It will be for a 15' x 30' pavilion. He has the materials for pavilion construction, which will be on pilings. The church has a special permit that covers special uses (i.e., parking) that are covered by the site plan. There is no electricity proposed for the pavilion and it is within the setbacks. The church would ultimately decide the uses for this pavilion (possibly Sunday school classes).

This project is planned for construction in late October.

Motion by Richard Eriksen, seconded by Jackie Snow, to note that there is no objection to the construction of a nonpermanent pavilion, nonelectrified, on the lower parking lot area within setbacks of United Churches of Durham by Eagle Scout, Brett Wilson. Motion carried unanimously.

### 4. Arrigoni Enterprises, LLC, Request for a Special Permit to Construct 3 Buildings, Old Mountain Road

Attorney Richard Corella addressed the Commission on behalf of the applicant. The application is for a special exception. The site will feature three commercial/light industrial buildings on the west side of Mountain Road totaling about 30,000 square feet on this 9.1-acre parcel. Tilcon Minerals surrounds most of the property with the Cruises of Mountain Road on one side of the parcel. There is no parking proposed for the east side of Building #1. About 70 feet will separate each building. The proposed plans were described. Individual wells and septic systems will serve the buildings. This is the only remaining design development parcel left in town for development.

A site walk will be held on November 12 at 9:00 a.m. The public hearing will commence on November 16, 2005.

Dave Foley noted that because of the extensive earthwork and gravel removal necessary, the second hearing for a permit for that work should be scheduled to begin at the same time.

There will be approximately 73,000 cubic yards of material removed (the regulations require a special permit for removal of any more than 1,000 cubic yards).

Richard Eriksen asked the Pat Benjamin calculate the amount of material that will remain on site. A proposed schedule for excavation and removal was also requested for the public hearing.

5. Peter Grippo, Grippo's Mobil Service Center, Signs for Subway, Dunkin Donuts, and Mobil Station, 349 Main Street

Peter Grippo addressed the Commission. The sign will be moved further in toward the center of the site with about the same setback as presently exists (middle of green island). It will be behind the sidewalk.

Dave Foley stated that the Commission needs to see a site plan along with dimensions of the proposed sign (a rendering without numbers was provided).

Peter Grippo will revisit the Commission on October 19 with a site plan reflecting the proposed location of the sign as well as the height and size of the sign. In addition, he will provide detail about the signs proposed for installation on the front of the building.

6. Jay Cusak, Request for a Proposed Two-lot Resubdivision, Pisgah Road

Motion by Richard Eriksen, seconded by Ralph Chase, to deny without prejudice the application of Jay Cusak, request for proposed two-lot resubdivision, Pisgah Road, because of improper public hearing sign date. Motion carried unanimously.

7. Payment of Bills

Motion by Ralph Chase, seconded by Al Bradanini, to approve payment of the following bills:

*Middletown Press* – \$195.56 (new charges)

Absolute Advantage, Jan Melnik – \$502.07 (minutes of Sept. 21, 2005)

Attorney Thomas Byrne – \$2,475.00 (Fazley Rabbi case)

Motion carried, 7-1, with all in favor with the exception of Jan Melnik (in abstention).

8. Approval of Minutes

Motion by Ralph Chase, seconded by Jim Kowolenko, to approve the minutes of the September 21, 2005, meeting as submitted. Motion carried, 7-1, with all in favor with the exception of Jan Melnik (in abstention).

9. Town Planner's Report

Geoffrey Colegrove reported that the Northern Heights Subdivision meeting was proceeding in Guilford this evening. Brian Curtis and the Board of Selectmen would be in attendance. Maryann Boord met with the Guilford town planner last week.

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Geoffrey Colegrove also advised that the tires have “disappeared” from the site on Route 77. There is still a problem with items for sale outside a home on Meetinghouse Hill Road. Also, the right-of-way (state owned) on Route 77 is being used for used car sales; Ed Grimes, Zoning Enforcement Officer, will pursue this matter.

10. Miscellaneous

Al Bradanini asked if anyone was aware of the status of Durham Automotive (relocating to the former Behrens’ property on Route 17); there has been no apparent activity. Geoffrey Colegrove indicated that financing was being secured.

Motion by Ralph Chase, seconded by Al Bradanini, to adjourn at 11:15 p.m. Motion carried unanimously.

Respectfully submitted,

Jan Melnik  
9/28/2005