

Planning and Zoning Commission  
40 Old Farms Road  
Wilmington, CT 06279  
December 3, 2019 - 7:30 PM  
Regular Meeting Minutes

**Members Present:**

Walter Parsell  
Andy Marco  
Joseph Hall  
Douglas Roberts  
Joseph Lucia  
Robert Shabot  
Laurie Semprebbon- seated for Randy Belair

**Members Absent:**

Randy Belair

**Also Present:**

Michael D'Amato- Zoning Agent  
Ken Slater- Attorney from Halloran and Sage

W. Parsell made a motion to add the election of officers to the end of the agenda. L. Semprebbon second.  
All in favor

**Public Hearing:**

**PZ-19-12 Special Permit: Sections 5.04.01.02.14 Motor Vehicle Fuel Sales, Tire Repair and Replacement & 5.04.01.02.19 Retail Trade & 5.04.01.02.20 Restaurants. 3 Polster Road: Applicant Gregory McCracken, Owner: Loves Travel Stops and Country Store (Hearing must be scheduled within 65 days)**

W. Parsell opened the public hearing.

Mary Mitta, First Selectman in the Town of Stafford, read a letter and entered it into the exhibits discussing concerns with the potential for increased traffic flow along town roads into Stafford.

Ralph Tulis summarized and entered a letter into the exhibits. He stated the site is to environmentally sensitive for this project, there are issues with the traffic flow, discussed history of the project and potential issues with the truck stop.

Karen Bradley concerned with increased tractor trailer truck traffic on the I-84 westbound offramp and traffic along Polster Road past the proposed location of the truck stop.

Douglas Roberts stated the commission is not able to mandate a change to the road past the site or on I-84 but asked the applicant if they ever met with DOT regarding these issues.

Mark Vertucci stated they are going through DOT District 1 for an encroachment permit review.

Peter Anderson, Conservation Commission Chair, reiterated the sensitivity of this site.

M. Vertucci responded to comments made by Joe Dillon, the towns engineer and entered the response into the exhibits.

Josh Wilson addressed comments made by the Conservation Commission and stated the wetlands commission reviewed and approved the application deeming there is no adverse impact to the wetlands or watercourse. Discussed seed mixture options, the plan for handling invasive species and addressed the concern of species migration at the start of the project.

Craig Lapinsky addressed concerns with sound and light pollution stating the proposals meet the current regulations. Also stated security cameras will be inside and, on the building, pointing toward fuel canopies. The on-shift manager will conduct a site walk at end of every shift and the tire changing building will be staffed 24/7. Spoke to plantings list and stated applicant would accept modifications.

W. Parsell asked why security cameras would not be in the parking lot.

Rick Sheffield stated there has not been a need for exterior cameras in other locations due to the truck area being staffed 24/7

M. Vertucci addressed site lines in relation to proposed plantings, stated the list would be modified to ensure they well not effect site lines. Explained how traffic study was conducted and is confident projections presented are a conservative depiction.

D. Roberts asked about approval process with DOT

M. Vertucci stated they would review the plans and receive comments, review the study and bring up concerns.

Matt Jermine explained the DEEP approval process.

Russ Hardgrove concerned with offramp intersection.

Scott Bradley spoke to concerns with lighting, Polster Road bridge, RT 320 traffic and I-84 off ramp intersection.

Unidentified woman from Stafford brought up concerns with retaining wall in the northwest corner of the site.

R. Tulis brought up concerns with the design and implementation of the retaining walls along with no mow seed mixture.

Jim O'Neil spoke to concerns with potential for increased traffic on RT 320.

M. D'Amato entered a letter into the exhibits from the Connecticut Fly Fisherman's Association.

Greg McCracken summarized the process Love's has gone through for this project, outlined the minor changes that have been made since the last approval and highlighted the differences between this project and TA.

Andy Marco made a motion to close the public hearing. W. Parsell second. J. Lucia, D. Roberts, J. Hall, R. Shabot in favor. L. Semprebon opposed. Motion passed.

**New Business:**

**PZ-19-12 Special Permit: Sections 5.04.01.02.14 Motor Vehicle Fuel Sales, Tire Repair and Replacement & 5.04.01.02.19 Retail Trade & 5.04.01.02.20 Restaurants. 3 Polster Road: Applicant Gregory McCracken, Owner: Loves Travel Stops and Country Store (Hearing must be scheduled within 65 days)**

Discussion occurred regarding the process to handle this application for the next meeting.

**Minutes:**

Correction to November 19, 2019 minutes: Robert Shabot is a full member not an alternate and Laurie Semprebon is seated for Douglas Roberts. L. Semprebon made a motion to accept the minutes as ammended. R. Shabot second. All in favor.

**Public Comment:**

R. Tulis spoke about economic development coordination with planning and zoning.

**Election of officers:**

L. Semprebon made a motion to elect W. Parsell as the chairman, A. Marco as vice chair and J. Hall as secretary. R. Shabot second. All in favor

Meeting adjourned at 10:11 PM

Respectfully Submitted,

Emily Perko