

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

SPECIAL MEETING

COUNCIL CHAMBERS

WEDNESDAY, September 29, 2021

SOUTH WINDSOR TOWN HALL

TIME: 7:00 P.M.

PRESENT: Chairperson Paul Burnham, Joseph Kennedy, David Marsh, Linda Jeski, Louise Neary, Scott Kelley, and William Jodice. Alternates: Victor Dorobantu (sat for James Murray) and Mindy Lewis (sat for Susan Burnham.) (Susan Burnham arrived at 7:20pm)

ABSENT: Alternate Wayne Kilburn, Mayor Andrew Paterna

ALSO PRESENT: Town Manager Mike Maniscalco and Asst. Town Manager Scott Roberts

GUESTS: Brad Wainman and Bob Urso, UW Vintage Lane II LLC and Peter Demallie, Design Professionals

1. Call Meeting to Order: Chairperson P. Burnham called the meeting to order at 7:00pm
2. Roll Call: The above-mentioned members were introduced.

Mr. DeMallie Design Professionals, reviewed the project at 25 Talbot Lane. Mr. DeMallie gave an overview of the project and its financial impact from last meeting held on July 28, 2021 for absent commissioners. He also handed out the Gorman & York Municipal Fiscal Impact Analysis.

Clarifications: Mr. DeMallie stated that this building will not be "Tilt- up" building primarily constructed by out of state builders. This is "Steel erected" building or "Butler Type" building.

Mr. DeMallie stated that the building height will be 40' *NOT* 60' per last meetings minutes.

Commissioner Jeski expressed concerns about noise issues pertaining to truck traffic. How much truck traffic and hours of operation? Mr. DeMallie replied confirming that trucks are not allowed to idle on site per State Regulations, although there is no breakdown of truck traffic, no exact number, and no tenant at this time. The building will be in an industrial zone, therefore no restrictions on hours of operation. Commissioner Jeski was still concerned about noise and stated probable "Issue for Planning and Zoning Commission" and asks where actual Inland Wetlands areas are and has that been resolved. Mr. DeMallie responds that Inland Wetland surveys are incomplete but in progress. Commissioner Jeski asks if Tiger Beetles are on site. Mr. DeMallie explains DEEP regulates that and they are fully aware of how many beetles are on site, there are 7 beetles. Commissioner Kelley reads mission statement of Economic Development Commission aloud. He states he is in favor of the economic impact on South Windsor but has concerns about "Quality of life" issues brought up by South Windsor citizens at the last meeting. Commissioner Kelley asks how tall the woods are next to the building and what type of trees will be planted. Mr. DeMallie responds there is no exact height, trees vary but he would guess around 40-60' high, mostly a deciduous forest. The most common tree will be Evergreen trees planted with 40' buffer.

Commissioner Kelley states that the Department of Transportation has regulations for how loud a vehicle can be in the state of CT and asks if buffer will help with the noise or just the sight of cars? He also asks what color the building will be and wants confirmation that Design Professionals are not asking for any variances and complying with code. Mr. DeMallie explains that buffer does help with noise and the tree forest, berm, distance factor, and trees planted will all help with the noise and the building will be a substantial distance away from property lines. The color of building will be earth tones and there are no variances, complying with code. Commissioner Neary brings up distance from Cody Circle and another street and wants to know if the distance is from the actual building structure or property line. Mr. DeMallie responds that from the loading dock area to closest house on Edgewood Drive is about 770', closest house from Cody Circle 530' and closest house from Governors highway is 260'. Commissioner Neary asks how they are estimating number of employees without a tenant. Mr. DeMallie responds that Gorman & York come up with a formula on employment projections based on representing samples and existing buildings. Commissioner Neary wants to know if the 239 parking spots are for passenger cars and commercial trucks and will there be 239 employees occupying the building. Mr. DeMallie replies that the parking spots are for employee's vehicles not commercial trucks. Mr. DeMallie clarifies that there will be more than 239 employees occupying the building because employees will be working different shifts, the total estimated employment projected are 408 jobs for employees working in the building and truckers but this excludes construction workers. Commissioner Dorobantu asks for clarification that building is 260' away from the closest house on Governors Highway to the loading dock and wants to know how far is that house away from the fence of the property or property line. Mr. DeMallie explains that the building property line is roughly 97' from Governors Highway to the closest part of building and to the closest house is approximately 200'. Commissioner Neary asks if these are the final plans. Mr. DeMallie confirms that these are the plans before the Inland Wetlands Agency and have been submitted to the Planning and Zoning Commission but they may not be the final plans. Commissioner Jodice asks if there will be a 6ft tall buffer around the property lines and will there be trees on top of that buffer. Mr. DeMallie replies that the inset of the 50' buffer is roughly 6' high with a berm in the center another 20' high inside of a 40' wide berm. Assures that mature trees like White Pines and Spruce will be planted on top of the buffer which will range from 40'-70' tall. Commissioner Dorobantu states that the Design Developer building the property are within the confines of requirements set by the Planning and Zoning Commission. Agrees the building will be as "good a fit" as possible for this property and that another developer could be building something twice as tall with loading docks closer to neighboring properties and closer to residents. He asks if there was an estimate on how many residential properties could fit in the zone. Mr. DeMallie answers yes about the estimation for residential properties which was a single family sub-division layout that had 34 building lots and new streets but they abandoned that interest when they were informed residential would not be allowed on this property. Mr. DeMallie explains this is industrial property "By right." Chairperson P. Burnham asks where the berm will be located. Mr. DeMallie walks over to diagram exhibit. (Inaudible, not at microphone.) Chairman P. Burnham addresses the general public to explain that this meeting was a discussion item because the commissioners had a lot of questions and that any decisions regarding this will fall under the Planning and Zoning Commission. The Economic Development Commission can only give recommendations and will support the business community as much as possible while looking at the whole picture not just part of it. Town Manager Michael Maniscalco states that there is a separation of power between the Economic Development Commission, Planning and Zoning Commission and Inland Wetlands Agency and they all have to look at this individually including the economic impact, jobs created, and things brought to the community. Explains that the budget will

increase on an annual basis and the town works hard to keep that low, but labor costs, material, and contractual cost increases are set in place years before therefore, the only way to keep local citizens taxes lower going forward is to look at revenue side and growing revenue larger. Economic Development projects like this one are the only way to keep the budget low and in a few instances reduced and last year 3% of revenue came out of Economic Development projects. If the Town doesn't continue to see projects like this happen we are going to continue to see budget increases. Commissioner Lewis responds to Mr. Maniscalco stating something to take into consideration is whether the negative impact outweighs the positive impact that has been presented tonight. Commissioner Jeski makes a motion to end the meeting and Commissioner Kelley seconds the motion. Commissioners are all in favor and Chairperson P. Burnham adjourns the meeting at 8:06 pm.