

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

DRAFT MINUTES

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APRIL 18, 2023

MEMBERS PRESENT: Stephanie Dexter, Stephen Wagner, Bart Pacekonis, Robert Vetere, Alan Cavagnaro, Kevin Foley (only present for Executive Session)

ALTERNATES PRESENT: Paul Bernstein and Carolyn Carey

STAFF PRESENT: Michele Lipe, Director of Planning; Michael Lehmann, IT Support; Caitlin O'Neil, Recording Secretary

EXECUTIVE SESSION/6:00 PM

Discussion related to litigation for **Appl. 22-01P, 25 Talbot Lane Site Plan**- requested by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq. ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway, I zone- Applicant's Bob Urso and Brad Weiman, Attorney representing applicant to be present and Town Attorney Kari Olson

Commissioner Vetere motioned to enter Executive Session with Commissioners Carey, Dexter, Pacekonis, Foley, Wagner, Bernstein and Cavagnaro and Director of Planning Michele Lipe, Town Attorney Kari Olson and Appl. 22-01P applicant's Bob Urso, Brad Weiman and their attorney, David Sherwood.

Commissioner Cavagnaro seconded the motion. The motion as called. The motion passed unanimously. The Commission entered Executive Session at 6:00pm.

Commissioner Vetere motioned to exit Executive Session. Commissioner Wagner seconded the motion. The motion was called. The motion passed unanimously. The Commission exited Executive Session at 7:10pm.

SPECIAL MEETING

PLEDGE OF ALLEGIANCE

Chairman Pacekonis sat Alternate Commissioner Carey for Commissioner Foley and Alternate Commissioner Bernstein for Commissioner LeBlanc.

NEW BUSINESS: Discussion/Decision/Actions regarding the following:

1. Meet with SLAM/Planimetrics to discuss the Plan of Conservation and Development
 - a. Project Schedule

Pat Gallagher from SLAM reviewed the project timeline, stating they are still on track with the project schedule. Mr. Gallagher commented that they had discussed with town staff about pushing the survey back so it would not overlap with Strategic Planning survey. With that said, they are planning to draft the survey and present this to the Commission at the May meeting and then launch the survey after that meeting in late May. Mr. Gallagher commented that they would leave the survey open for a month and see what they receive for a response rate. Mr. Gallagher commented that the other item that is being pushed back slight is the first workshop. He explained that typically the first workshop happens near survey and they could try to plan for this workshop to occur in early to mid-June.

Commissioner Wagner questioned where survey was located on PowerPoint. Commissioner Carey commented that she felt June may a tough time for a workshop for families. Chairman Pacekonis agreed that there are often graduations, celebration parties, and kids getting out of school in June. He added that he felt it was important to try to host the workshop prior to school being released. Commissioner Carey questioned if the workshop could take place before the survey. Pat Gallagher commented that they don't need the results from the survey, however, the workshop would be an ideal time to promote the survey so perhaps a late May or first week of June for workshop date would be best. Chairman Pacekonis suggested the first Tuesday in June. Pat Gallagher questioned town staff for a location for the workshop. Michele Lipe commented that the

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Community Center would be a good option. Mr. Gallagher reviewed what a typical workshop would look like. Ms. Lipe suggested solidifying a date sooner than later. The Commission reviewed locations for a public meeting workshop and agreed that the Community Center would be an ideal location. Michele Lipe and Pat Gallagher agreed to coordinate a workshop for Tuesday, June 6.

b. Progress Update

Pat Gallagher discussed Immersion Day that was held at Town Hall on February 16. He commented that the consultants met and reviewed questionnaires with various department heads. Commissioner Wagner commented that he is the Chair for Water Pollution Control Authority and has not seen a questionnaire. Michele Lipe commented that the questionnaire was sent to Superintendent of Pollution Control, Anthony Manfre. Commissioner Wagner commented that he would like to have a further review the sanitary systems. Pat Gallagher commented that they recently sent questionnaires to various Boards and Commissions and they were waiting for additional results, currently only three Commissions have responded. Commissioner Wagner commented another group that should be contacted would be Walk and Wheelways. Pat Gallagher commented that all Commissions will be invited to the community workshop.

c. Sustainability and Resiliency Element- Review and Discussion

Glenn Chalder reviewed the sustainability element of the Plan of Conservation and Development. Mr. Chalder commented that the previous POCD did not discuss this topic at length and commented that this topic is an important and positive element of the plan. Mr. Chalder reviewed the general definition of sustainability for the POCD - meeting the needs of the present without compromising the ability of future generations to meet their own needs. Mr. Chalder commented on the benefits of sustainability and the Sustainable CT program. The topics covered by this organization include environment impacts, health and wellness, climate resilience, cost savings and greenhouse gas reduction. Mr. Chalder discussed the Sustainable CT organization, which started in 2016 and is a way for communities to be seen as acting “sustainably”. Currently 131 towns have registered with Sustainable CT and South Windsor registered in 2018. Glenn Chalder reviewed certification criteria for Sustainable CT and commented that South Windsor is a silver certified applicant, which he felt is a large accomplishment for the town. Mr. Chalder briefly reviewed the point system for this program and how South Windsor earned points to receive silver certification. These efforts included developing an Open Space Plan, facilitating invasive species education and management. Mr. Chalder did explain that Sustainable CT has become a more rigid program focused on chasing points instead of embracing concepts and Commissioner Wagner agreed. Pat Gallagher commented that many communities had positive experience at first with Sustainable CT, it helped begin conversations. Mr. Chalder agreed that they should not focus on chasing points, however, they should embrace the culture of sustainability and continue to build on this in the future.

Glenn Chalder then reviewed the three components of sustainability, which included economic, social and ecological. Mr. Chalder commented that in terms of ecological sustainability and the area of energy he suggested goals of reducing energy consumption and promoting green technology. Commissioner Wagner commented on taking advantage of some of the passed legislation, for example, they should be requiring or pushing warehouses to put solar on their roofs. Mr. Chalder reviewed transportation goals for the Plan of Conservation and Development, which include reducing greenhouse gas emissions. Currently, the Commission has EV charger regulations. Mr. Chalder briefly reviewed the water supply topic for this area and commented that a goal for this area would be to continue to reduce water usage. He added that South Windsor continues to work with CT Water Company and MDC to encourage efficient water usage. Commissioner Wagner commented on his concerns with the sewer system. Mr. Chalder then discussed stormwater management and waste product focus elements.

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Mr. Chalder then reviewed the social sustainability elements for the plan, which included issue of diversity, equity and inclusion. Mr. Chalder commented that South Windsor has become a more diverse community and they should continue to goal of increasing increase awareness of equity and diversity. He added that an Affordable Housing Plan was adopted in 2022. Another social sustainability element is health and wellness. Mr. Chalder commented that he felt South Windsor had a positive approach to this topic. Last social element was community involvement and community education seems to be strong in South Windsor.

Mr. Chalder briefly discussed the economic sustainability elements. This included healthy economy with a goal of retaining and creating jobs and growing a strong tax base. Mr. Chalder discussed municipal capacity and fiscal stability element.

Glenn Chalder commented on the question that he wanted to pose to the Commission, which was how the Commission would like to see the sustainability element included in the plan. Two options, the first option would be to have a separate sustainability theme. The second option would be an over-arching sustainability principle that runs throughout the three POCD elements. Mr. Chalder suggested a leaf icon that would highlight sustainability efforts or concepts in these elements. Mr. Chalder commented that he would be looking for some feedback on which approach the Commission felt was best. Commissioner Cavagnaro commented on the economic sustainability portion of the presentation, he felt that South Windsor should consider embracing more mixed use and multifamily development for better longer term economic sustainability. Glenn Chalder commented that this issue may be better highlighted in other areas of the Plan of Conservation and Development. With that said, he explained that they are working on a framework and once they receive feedback from Commissioner and community can then get a better focus within the plan. Commissioner Wagner commented that he preferred option two for the sustainability element. Commissioner Bernstein discussed how to best communicate goals of the POCD. Mr. Chalder commented that the current plan is 10 years old and now looking at other communities they have seen how the topic of sustainability has grown. Chairman Pacekonis commented that he preferred option two. Commissioners Vetere and Dexter also agreed that option two was the better option.

Glenn Chalder then discussed resiliency and reviewed the definition, the capacity of a community to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks they experience. Mr. Chalder commented that there was a page in the previous Plan of Conservation and Development that reviewed Natural Hazard Mitigation. With that said, he commented that the issue of resiliency has grown since 2014. Mr. Chalder reviewed areas of resiliency, which included climate change, natural hazards, public health events and economic transformations. Commissioner Wagner commented that he did not notice any industrial accidents discussed. Glenn Chalder and Pat Gallagher noted this. Michele Lipe questioned economic transformations. Mr. Chalder explained some of the changes that have occurred in retail like the move from brick and mortar to online and the change of character of a shopping center. Mr. Chalder commented that they want to look at what these changes mean for a community for goods and services. Ms. Lipe commented on the economic changes in South Windsor, which include increase of warehouses and noise issue and questioned where an issue like this would fall into place in the Plan of Conservation and Development. Mr. Chalder commented that this may not necessarily fall in the resiliency section. Mr. Chalder commented that something they may want to focus on is if there is a variety of types of businesses. Pat Gallagher commented on looking at communities to see if they are reliant on a single large tax payer and if regulations encourage maintaining this type of viable tax base. Mr. Gallagher commented on the limited amount of available land and questioned if the remaining land was used for warehouses would South Windsor be resilient if the market changes. Glenn Chalder discussed changes in economics and buildings being sold due to going out of business and these building being torn down. Commissioner Wagner agreed on allowing for more diverse businesses to help with growth. Mr. Chalder briefly discussed the Regional

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Hazard Mitigation Plan completed by Capital Regional Council of Government, CRCOG. He then discussed resilient power systems, micro-grids, telecommunications services, and land line services. Commissioner Wagner suggested adding battery storage to this area. Mr. Chalder summarized that this was an overview of the research for these topics. Pat Gallagher commented on providing briefing booklets for four major areas of focus. He commented that the goal would be to address any questions and create a factbook about each element and make available to the public.

Commissioner Bernstein commented on his observation of a need for more regional involvement instead of town by town involvement. Commissioner Bernstein commented that he felt is important especially for the resiliency topic that there is a larger regional discussion or agreement. Glenn Chalder commented that CRCOG had done some things for shared services. Michele Lipe reviewed some regional services shared between South Windsor and nearby towns. Commissioner Bernstein commented that it may be worth gathering information from surrounding towns. Commissioner Wagner agreed and suggested that they review what South Windsor has accomplished regionally.

Commissioner Cavagnaro commented on transportation section and suggested incorporating something in the POCD that prioritizes re-routing bus routes to pass through more multifamily developments and zones. Glenn Chalder agreed. Michele Lipe commented that she sat in on a study a few years ago that discussed getting Sullivan Avenue on a list to get a bus line and would try to find this information. Ms. Lipe also commented that buses have been slightly re-routed near Coca Cola and Home Depot to meet a need in that area. Commissioner Carey commented on large commuter lot in Manchester that used to provide bus service, however, this has changed with COVID. Michele Lipe questioned if food waste was a goal. Pat Gallagher reviewed a pilot program on this topic with the State of Connecticut that may be incorporated into schools. Commissioner Dexter commented on the textile recycling program and questioned why this program stopped.

d. Next Steps

Pat Gallagher reviewed the updated timeline for the next meeting dates and topics to be covered.

2. Review Plan of Conservation and Development preliminary website.

Recording Secretary Caitlin O'Neil and Director of Planning Michele Lipe reviewed the preliminary website with the Commission and consultants. The intent is for the website to be "live" sometime in the next few weeks.

ADJOURNMENT:

Commissioner Carey motioned to adjourn.

Commissioner Bernstein seconded the motion.

Meeting adjourned at 8:34 pm.

Respectfully Submitted,

Caitlin O'Neil, Recording Secretary