

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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SEPTEMBER 27, 2022

MEMBERS PRESENT: Bart Pacekonis, Steve Wagner, Stephanie Dexter, Alan Cavagnaro, Kevin Foley, Michael LeBlanc

ALTERNATES PRESENT: Carolyn Carey, Paul Bernstein

STAFF PRESENT: Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Michael Lehmann, IT Support; Caitlin O'Neil, Recording Secretary; Marek Kozikowski, Council Liaison

EXECUTIVE SESSION/ 6:30 PM

Discussion with the Town Attorney Kari Olson related to litigation for **Appl. 21-11P, REESG Newco South Windsor, LLC** – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone

Commissioner Wagner made a motion for Commissioners (Pacekonis, Wagner, Dexter, Cavagnaro, Foley, LeBlanc, Bernstein and Carey) to go into Executive Session to discuss pending litigation related to REESG Newco South Windsor, LLC with Town Attorney Kari Olson, Director of Planning Michele Lipe and Town Engineer Jeff Doolittle.

Commissioner Bernstein seconded the motion. The motion carried and the vote was unanimous.

Commissioner Wagner motioned to come out of Executive Session at 7:15pm.

Commissioner Cavagnaro second the motion. The motion carried and the vote was unanimous.

PLEDGE OF ALLEGIANCE

Secretary Wagner read the legal notice into the record.

Chairman Pacekonis appointed Alternate Commissioner Carey for Commissioner Vetere.

CALL TO ORDER:

PUBLIC HEARING/ COUNCIL CHAMBERS- 7:00 P.M:

1. **Appl. 22--33P Psychic Readings by Lisa-** request for a 5-year major home occupation on property located at 1747 John Fitch Boulevard, A-40 zone.

Brian Florek of Florek Surveying LLC was present to represent the owner and applicant, Lisa Tan. Mr. Florek reviewed the proposed home occupation, which would allow Ms. Tan to open up her home to allow psychic readings. Mr. Florek explained that Ms. Tan's business operates on an appointment only basis and would not be a large impact on John Fitch Boulevard. He added that Ms. Tan has done these readings for 30 years and she would now like to move her business into her home. The hours of operation being proposed would be Monday-Friday 8am-5pm. There would be two parking spots in front of the home, one would be a handicap space. Additionally, there would be an ADA compliant ramp to access the front entrance. Mr. Florek commented that he provided a floor plan to show where the psychic readings would occur in addition to proposed signage. Mr. Florek reiterated that this would be small business with minimal impact.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe read the Planning Report.

1. This is an application for a 5-year major home occupation permit for a psychic reading business to be known as "Psychic Readings by Lisa" at 1747 John Fitch Boulevard, A-40 zone.

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2. The applicant is proposing to see 3 -5 clients per week, for approximately 1hour meetings - seeing 1 client at a time by appointment. The proposed hours are Monday – Friday 8 AM-5 PM
3. The reasons for requiring PZC approval are to ensure that:
 - the home occupation is clearly secondary to the use of the building for dwelling purposes;
 - the home occupation is compatible with other permitted residential uses in the residential district;
 - the residential character of the dwelling and the neighborhood are maintained and preserved; and
 - all residents have freedom from excessive noise, traffic, nuisances, fire hazards, offensive odors and pollutants and other possible effects of commercial uses being conducted in residential areas.
4. Performance criteria that must be met include:
 - maximum of 25% of the floor area can be used for the occupation; (only using 6.9% of the house)
 - occupation cannot be visible from the outside of the dwelling unit;
 - no entrance or exit may be added solely for the occupation;
 - no more than one non-resident employee is allowed;
 - the occupation cannot create a volume of passenger or commercial traffic that is inconsistent with the normal level of traffic on the street;
 - all parking needs must be met on site; and
 - the Commission may require screening of additional parking from the street and from adjacent residential properties.
5. The applicant has provided a plot plan that shows are parking area with plantings to screen the parking area. A handicap space is being accommodated.

A private well and septic service the site. The applicant will have to work with the Fire Marshal and Building Inspector to make sure all applicable codes are met.
6. A 2 square foot sign is allowed by regulations. The applicant has included a rendering of a proposed sign with this application. They intend to light the sign

If this application is approved, the Planning Department has no further modifications to request.

Town Engineer Jeff Doolittle had no comment.

Chairman Pacekonis asked for public comment. No public comment.

Chairman Pacekonis asked for Commissioner questions and comments.

Commissioner Cavagnaro questioned the number of employees. Brian Florek responded that the owner would be the only employee. Commissioner Cavagnaro confirmed that no odors would be produced from the psychic reading services. Mr. Florek confirmed this information. Commissioner Cavagnaro questioned if the trailer in the driveway would be relocated. Mr. Florek commented that this would be relocated.

Commissioner Dexter questioned if there was a median on Route 5 in front of the driveway. Mr. Florek commented that there is a median, coming north from Route 5 you would not be able to turn left into the property.

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Commissioner Carey confirmed the sign regulations with Director of Planning Michele Lipe.

Chairman Pacekonis commented that he wanted to be sure the hours that were submitted are the accurate hours that the owner/applicant would need. Chairman Pacekonis added that if the owner wanted to change the hours now would be the time since the hours of operation are part of the approval. Owner and applicant Lisa Tan commented that she would like to make a change to the hours. Chairman Pacekonis and Ms. Tan discussed updating the hours to Monday through Saturday 8am to 8pm. The Commission agreed to the change of hours.

Chairman Pacekonis closed the public hearing 7:35pm.

2. **Appl. 22-32P, Revolutions Bowling Outdoor Field Expansion** – request for a Special Exception to Table 4.1.1A and site plan approval for an outdoor multi-purpose recreational fields 240' X 400', to accommodate league play on 195 Governor's Highway, and site plan approval for an off-site parking lot to support such use, on property located at 205 Governor's Highway, I zone (Cont. from 9/13/22).

Doug Nation, owner of Revolutions, reviewed his application again, specifically the recreational lighting plan. Commissioner Foley recused himself from the application. Commissioner Bernstein was seated for Commissioner Foley. Mr. Nation commented that he provided Director of Planning Michele Lipe with the lighting plan.

Chairman Pacekonis asked for staff comments.

Michele Lipe reviewed the lighting plan and the lighting regulations in the Industrial zone. Ms. Lipe commented that the applicant has requested four 52-foot-high light poles around the multipurpose field. Mr. Lipe added that per a conversation with Doug Nation, the lights would be turned off by 10 or 10:30 pm every night.

Town Engineer Jeff Doolittle had no comment.

Chairman Pacekonis asked for public comment. No public comment.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Dexter commented that the field lights turning off at 10 pm would be acceptable. Doug Nation commented that due to some of the sports schedules a 10:30 pm shut off time would be better. Commissioner Dexter agreed with this.

Commissioner Wagner commented that he had trouble interpreting the diagrams and asked for clarification. Director of Planning Michele Lipe reviewed the lighting plan. Commissioner Wagner confirmed there were existing lights parking lot lights in the parking lot.

Commissioner Bernstein confirmed that Michele Lipe had reviewed the lighting plan for application and was satisfied with the plan. Michele Lipe commented that she had and she had also spoken with the vendor. Ms. Lipe commented that this would be the first time the Commission has approved recreational lights on a private site. Ms. Lipe commented that she questioned the vendor if the lights were going to be visible to Main Street and his response was that some lighting would be visible but should not see the light poles directly.

Chairman Pacekonis questioned if the light poles were adjustable for height or were they strictly 52 feet tall. Doug Nation reviewed his discussion with the vendor and why the higher light pole would be best for their use. Mr. Nation added that the surrounding properties were owned by them.

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Chairman Pacekonis confirmed that the residual lighting would not reach Route 5. Doug Nation responded that this was correct. Michele Lipe commented that there was existing lighting in parking lot. Additionally, there would be a Pride Gas Station going across the street, therefore, there would be additional lighting in the area.

Chairman Pacekonis commented that there is currently some lighting visible on Main Street and questioned where this lighting is coming from. Doug Nation commented that this is likely the Doosan hydrogen tank, which is approximately the same height as the light poles.

Chairman Pacekonis closed the public hearing at 7:49pm.

REGULAR MEETING/COUNCIL CHAMBERS:

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 22-30P Hyaxiom – A Doosan Company** – request for site plan modification to add an access drive over property at 195 Governor’s Highway, I zone.

Commissioner Foley was seated again. Tim Griffing, Senior Project Engineer with Loureiro Engineering Associates presented on behalf of the application. Mr. Griffing commented that they did have a public hearing with the Inland Wetland Agency and Conservation Commission and received approval from them. Mr. Griffing explained that the application is for a site plan modification at 195 Governor’s Highway. Mr. Griffing reviewed the existing condition survey for the three combined lots. The property features include a large asphalt parking lot, small landscape islands, and existing onsite drainage system with one outfall to existing storm drain to Governor’s Highway. Mr. Griffing commented that the current law area would be modified with this plan to add a driveway to allow traffic and trucks to exit the site and there would be removal of three trees and the landscape islands. Mr. Griffing commented that this future driveway would be the main focus of his review tonight.

Mr. Griffing discussed the proposed additional pavement in more detail. The new pavement would fill in for existing areas of impervious coverage, they would be re-paving a dilapidated area of the parking lot, new pavement to fill in the landscape islands that would be removed, and seal coating of existing pavement. He added that the existing parking would be re-stripped for three truck loading bays. In total, it would be approximately 28,000 square feet of new pavement and 17,000 of seal coating on the site. Mr. Griffing commented that the new access driveway would account for 15,000 square feet of the 28,000 of pavement.

Mr. Griffing touched on the landscape requirements for the site. He commented that they would be replacing the three dead trees. Additionally, there would be a grass drainage basin would be created on the site to help capture any additional stormwater. Mr. Griffing commented that parking for the site is in conformance with all zoning requirements.

Mr. Griffing then reviewed the grading and drainage plan, there would be no change to existing drainage pattern for the site. There would be a small area that would be re-graded to help address an existing drainage issue. He commented that there would be an existing drain that would be replaced with a DOT catch basin and another existing drain would be converted to a manhole. Mr. Griffing commented that the site would drain as it currently does today, all stormwater would continue to drain to Governor’s Highway existing system. Mr. Griffing commented that during the IWA/CC meeting they discussed and agreed to four-foot

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sumps to any new catch basin, and addition of trap hoods and outlet hoods. Mr. Griffing highlighted the proposed new catch basin in the grassy area of the site. This catch basin would capture any additional run off water and decrease run off entering the parking lot. The grading in the lawn area would be pitched to enter the new catch basin.

Mr. Griffing briefly reviewed the utilities for the site. There would be a conduit for the two relocated light poles. There would be an addition of new light poles in driveway area as well. Mr. Griffing commented that any new lighting poles would be the same type that exist on the site today.

Mr. Griffing discussed the erosion and sedimentation control measures. These measures included designated stock piling locations, compost stocks, and secure silt fencing around site.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe read the Planning Report.

1. Request for site plan approval modification to construct a driveway connection and add new truck loading bays on the western side of the existing building at 195 Governor's Highway, I zone.
2. Minor modifications are being proposed to the parking area on the western side of the building to accommodate the new truck traffic pattern to unload. Overhead doors will be added to the western side of the building an additional internal modification will be made to accommodate the truck loading.
3. The existing outdoor storage area currently on site will be relocated to the eastern parking lot. My understanding is that these are finished products are in the process of being shipped off-site. Will there be any outside storage remaining in the western parking area?
4. The site is currently made up of three separate parcels. Maximum impervious coverage allowed is 65% in the industrially zone, and the collectively the coverage is 44%.
5. With the change of use of the building over time to primarily manufacturing, the parking requirement for this building have changed. The data table indicates there are 366 spaces required and provided based on existing uses in the building. When/if additional parking is needed on site, there are areas available to create parking spaces.
6. There are new building mounted wall pak lights and parking lot lighting proposed. A cut sheet should be provided showing the fixtures are dark sky compliant and an isometric diagram showing lighting levels. Lights placed on the building should be directed downward towards the parking area.
7. There are no regulated wetlands on this lot; IWA/CC approved the E and S plan on 9/7/22. They recommended a bond in the amount of \$5,000 for erosion and sedimentation measures and \$5,000 for installation of the storm water structures.
8. The Fire Marshal has reviewed the site layout and has no comments on the plans

If this application is approved, the planning department has no modifications to request

Town Engineer Jeff Doolittle commented that he had a concern with the proposed drainage, he understood that the drainage from the new paved driveway would enter the detention basin, where it would ultimately infiltrated into the ground. Mr. Doolittle questioned that in the event this basin overflows, would the water then overflow into the parking lot. Mr. Griffing responded that should they have a storm that exceed a 100-year storm then yes, the water would overflow into the parking lot. Mr. Doolittle commented that he would

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recommend a berm around a portion of the basin to help direct any overflow to the catch basins in the parking lot.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Wagner commented on the same concern shared by Jeff Doolittle regarding the overflow from the detention basin. Mr. Doolittle reviewed why the proposed berm would help with this concern. Commissioner Wagner questioned if they should consider looking at a higher capacity than the 100-year flood. Mr. Doolittle explained that the current standard is 100-year flood. Commissioner Wagner clarified the parking spaces and truck spaces on the plan.

Chairman Pacekonis commented that it appears they would be removing six trees and replacing with three trees. Mr. Griffing responded that they would be removing three trees in the parking lot and replacing them. There were three dead trees that were removed from the site due to safety concerns. Michele Lipe commented that the dead trees were part of the previously approved landscape plan. Chairman Pacekonis questioned if they can request that these trees be replaced. Ms. Lipe responded that they can. Jon Radulski commented that they would replace the three dead trees. Mr. Radulski and the Commissioner agreed to replacing the trees with flowering pear trees.

Chairman Pacekonis commented that he noticed there was a building on the plan that is supposed to be removed and questioned if there were plans for removal. Michele Lipe commented that property Kip Shepard had agreed to remove this building by the end of 2022. Michele Lipe questioned if the outdoor storage would remain on western side or if it would all be relocated to the eastern side. Jon Radulski responded that they would be utilizing storage on the eastern portion of the site temporarily. Chairman Pacekonis questioned if this modification to the parking lot would require EV charging stations. Ms. Lipe responded that this is only required when over 50 parking spaces are built. Chairman Pacekonis questioned the hours of operation. Mr. Radulski commented that the business is a 24/7 business. Chairman Pacekonis questioned the lighting on the driveway. Mr. Radulski explained there would be three new pole lights along the radius of the new entrance.

John Holowczak of 39 Cody Circle questioned if any of the water would overflow in the Stoughton Brook. Jon Radulski of Hyaxiom commented on the site drainage and added that the drainage leaving the site would be reduced due to the installation of the detention pond. He added that the water would still leave the site to the same drainage system that it currently exists. Chairman Pacekonis asked Town Engineer Jeff Doolittle for clarification on drainage. Mr. Doolittle commented that the water would not enter Stoughton Brook.

Commissioner Wagner motioned to Appl. 22-30P with the following conditions:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$5,000 to ensure establishment of storm water system
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

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7. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
8. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
9. The building street number must be included on the final plan.
10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. Replace the three dead trees with three 2 ½ inch Bradford Pear trees.
13. Accept Engineering comments dated 9/27/2022 in regards to the overflow from the detention pond.

Commissioner Foley seconded the motion. The motion passed unanimously.

2. **App. 22-33P Psychic Readings by Lisa-** request for a 5-year major home occupation on property located at 1747 John Fitch Boulevard, A-40 zone.

Commissioner Dexter motioned to approve Appl. 22-33P with the following conditions:

1. The business must be operated by the homeowner.
2. The permit will expire on September 27, 2027, and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. The hours of operation are limited to: Monday – Saturday, 8 AM – 8 PM.
5. A landscape bond in the amount of \$1,000 is required and must be submitted prior to the issuance of a certificate of occupancy for the business if work is not completed.
6. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.
7. Any new building, or alteration/additions to existing buildings, requires a building permit prior to start of construction.

Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

3. **Appl. 22-32P, Revolutions Bowling Outdoor Field Expansion** – request for a Special Exception to Table 4.1.1A and site plan approval for an outdoor multi-purpose recreational fields 240' X 400', to accommodate league play on 195 Governor's Highway, and site plan approval for an off-site parking lot to support such use, on property located at 205 Governor's Highway, I zone (Cont. from 9/13/22).

Commissioner Foley recused himself. Commissioner Bernstein was seated for Commissioner Foley.

Commissioner Dexter clarified one of the approval conditions.

Commissioner Wagner motioned to approved Appl. 22-32P with the following conditions:

1. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

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2. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
3. The building street number must be included on the final plan.
4. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
5. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
6. Food establishments must be in compliance with all Public Health Code requirements. Health Department must be consulted prior to the commencement of construction of any kitchen interior space and/or outdoor space to be used for food and beverage service.
7. The fire marshal's office and building department must be consulted and appropriate permits obtained for changes to the exterior of the building and temporary tents for special events.
8. Activities that are permitted under this approval include: 1) entertainment including music; 2) a patio for sales of food and beverages with maximum seating of 100; and 3) areas primarily dedicated to outdoor recreational activities.
9. Hours of operation are limited to: as early as 7 am with the closing time for the outdoor area will be 10 PM Sunday; 11 PM Monday through Wednesday and 12 am Thursday through Saturday. Outside field lighting shall be turned off by 10:30pm.
10. An as-built of the field and new parking area shall be submitted to Planning and Engineering for review.
11. Due to the seasonal use of the gravel parking lot, EV charging stations will be deferred and not required at this time.

Commissioner Dexter seconded the motion. Commissioner Wagner asked for clarification for item number 9. Chairman Pacekonis confirmed the outdoor hours were accurate and it seemed the Commission agreed on a lighting shut off of 10:30pm for the field lights. The motion was called. The motion passed unanimously.

4. PZC update on Subcommittees

Michele Lipe reminded the Commission of the three different subcommittees that have been meeting, the subcommittees include multifamily, subdivision and warehouse/distribution center. Ms. Lipe commented that these groups have met several times over the summer. Ms. Lipe commented that she would review each subcommittee and their current status.

Ms. Lipe first discussed the progress of the subdivision subcommittee. Open space subdivision has been a discussion point for this committee, specifically, changes to the plot size in these subdivisions. Additionally, the larger topic for subdivisions has been whether to make open space subdivision a requirement for Main Street. Other topics of discussion have been minor changes to interior lots based on some previously voiced concerns. Ms. Lipe commented that the biggest hurdle for this subcommittee has been the affordable housing in subdivision component. They are still looking into how to incorporate this into the regulations. Ms. Lipe commented that the big question for the Commission would be to gauge interest in making open space subdivisions mandatory in the Main Street corridor.

Chairman Pacekonis commented that this would be something he would be in favor of since it would keep the character of Main Street. Michele Lipe commented that the town has purchased some development rights

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on Main Street. In general, they are looking into preservation in this area of town, mandatory open space subdivisions would reduce the amount of lots available and increase the size of the lots. Commissioner Dexter questioned if there had been any discussion on purchasing preservation land on wetland versus better quality land. Ms. Lipe commented that there is an Open Space Task Force Master Plan with targeted properties and Agricultural Commission has similar targeted properties. Ms. Lipe commented that the purchase of development rights is ultimately a function of the Town Council. Commissioner Wagner commented that when the Commission accepts open space there is a criteria for how much can be wetland. Ms. Lipe commented that this was correct, currently 20% of the open space can be wetland.

Commissioner Cavagnaro questioned the setback requirements. Michele Lipe responded that what they are looking to do is to change the requirement to mandate an open space subdivision, which requires 50% of open space in these subdivisions, versus allowing a conventional subdivision. Chairman Pacekonis commented that the consensus for the subcommittee was to mandate open space subdivisions on Main Street. He questioned if the Commission was in agreement with this opinion. The Commission agreed.

The next subcommittee for discussion was the multifamily subcommittee. Michele Lipe commented that she put together a couple of charts to show the types of multifamily options available in town and what kind of units have been generated as well as bedroom counts for these units. Ms. Lipe commented that the subcommittee has been successful at gathering a large amount of information to find what is available in town and other surrounding towns. With that said, the subcommittee has decided on a couple of draft regulations that Ms. Lipe would start working on. One of items was to re-introduce SRD zone back into the regulations with an affordability component. Another point of discussion had been reducing the minimum acreage for the multifamily units, which is currently a minimum of 15 acres and the subcommittee has discussed reducing this amount to 5 acres. Ms. Lipe commented that in general, all regulation change discussions have included an affordability component. Ms. Lipe commented that they had been looking into assisted housing, which are federally funded units, and they are exploring how these types of units may be considered differently. Ms. Lipe commented that the subcommittee has done a good job at exploring different options for housing but they did hear the concerns at the recently held Quad Meeting and understand there seems to be a concern with additional school aged children. Ms. Lipe lastly added that they are seriously considering how to add more senior housing since that has been a voiced concern.

Commissioner Wagner commented that he felt the subcommittee and Commission should be looking more seriously at incorporating energy efficiency measures into these communities. For example, natural gas should no longer be an option for these developments and they should be considering energy measures like community solar panels. Commissioner Wagner commented that they should start looking at what the state offers to help make these options more economically feasible. Chairman Pacekonis questioned if this was a personal opinion or something the Energy Committee has been looking to move forward on. Commissioner Wagner commented that this was a personal feeling and the Energy Committee has been reluctant to make any requirements. Chairman Pacekonis commented that he had not explored these options or looked into state statutes to see if the Commission would have the authority to implement these requirements. Michele Lipe commented that she would look into this further. Commissioner Cavagnaro commented that it may be worthwhile to see if other municipalities have tried to incorporate energy efficiency measures into their regulations.

Michele Lipe lastly reviewed the warehouse/distribution subcommittee. Ms. Lipe commented that this subcommittee has taken a broad look at the regulations, specifically, looking at the allowed use table in the industrial/commercial zone and how they are permitted, whether by special exception or site plan approval. She commented that at the next subcommittee they would be reviewing a report on warehouse type

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definitions that was going to be presented by Commissioner Bernstein. Ms. Lipe commented that they did hire a landscape architect that has met with subcommittee who has reviewed buffer requirements. Other areas of focus for the subcommittee have been distance requirements and size requirements of structures. Ms. Lipe summarized that they are at the point of getting insight from the Town Attorney on what kind of requirements for noise and pollution can be made.

Commissioner Cavagnaro commented that he wanted to highlight some regulations that he brought to the Commission a few months ago from other towns and cities in California where they have experienced issues with warehouses in the communities. Chairman Pacekonis requested a copy of these regulations to be forwarded to the subcommittee so they can review them further. Commissioner Cavagnaro agreed.

Commissioner Wagner commented that within a certain distance of residential properties and zones he would suggest the subcommittee look into limiting the number of truck bays to help steer the use as a more manufacturing type of facility.

Michele Lipe summarized that the subcommittees have upcoming meetings and she would continue to work on draft regulations. Ms. Lipe commented that the goal would be to have some drafted regulations to review with the Commission within the next two months.

Commissioner Cavagnaro questioned if there were any public comments or questions.

John Holowczak of 39 Cody Circle questioned if transitional use and zoning was something being considered for properties that abut both industrial and residential zones. Chairman Pacekonis commented that this use was part of the regulations years ago and was removed, however, it is something the subcommittee is discussing.

BONDS: Callings/Reductions/Settings

IWA/CC Bond

Commissioner Cavagnaro motioned to reduce Appl. 19-03P, Chase Wetlands Planting Bond in the amount of \$20,000 reduced by \$20,000 to leave a balance of -0-. Commissioner Wagner seconded the motion. The motion passed unanimously.

Commissioner Cavagnaro motioned to reduce Appl. 21-26P, Unitex Parking E&S Bond in the amount of \$15,000 reduced by \$15,000 to leave a balance of -0- and Unitex Parking Stormwater Bond in the amount of \$20,000 reduced by \$20,000 to leave a balance of -0-. Commissioner Dexter seconded the motion. The motion passed unanimously.

Appl. 11-38P, Buckland Commons E&S Bond in the amount of \$5,000 reduced by \$5,000 to leave a balance of -0-. Commissioner Cavagnaro motioned to reduce the above-mentioned bonds. Commissioner Carey seconded the motion. The motion passed unanimously.

Landscape Bonds

Appl. 19-28P, Aldi's Landscape Bond in the amount of \$5,000 reduced by \$5,000 to leave a balance of -0-.

Commissioner Cavagnaro motioned to reduce the above-mentioned bonds. Commissioner LeBlanc seconded the motion. The motion passed unanimously.

Appl. 19-03P, Chase Landscape Bond in the amount of \$5,000 reduced by \$5,000 to leave a balance of -0-.

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Commissioner Cavagnaro motioned to reduce the above-mentioned bonds. Commissioner LeBlanc seconded the motion. The motion passed unanimously.

Appl. 21-26P, Unitex Parking Landscape Bond in the amount of \$5,000 reduced by \$5,000 to leave a balance of -0-. Commissioner Cavagnaro motioned to reduce the above-mentioned bonds. Commissioner LeBlanc seconded the motion. The motion passed unanimously.

MINUTES: 9/13/22- The minutes were adopted by consensus.

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 22-35P, Town of South Windsor Pleasant Valley Elementary School** – request for a site plan modification to add an additional 1,300 sf classroom to the elementary school, on property located at 591 Ellington Road, RR zone

OTHER BUSINESS:

CORRESPONDENCE/REPORTS:

EXECUTIVE SESSION

1. Discussion related to litigation for **Appl. 22-01P, 25 Talbot Lane Site Plan**- request 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 Wainman to be present.

Commissioner Cavagnaro made a motion for Commissioners (Pacekonis, Wagner, Dexter, Cavagnaro, Foley, LeBlanc, Bernstein and Carey) to go into Executive Session to discuss pending litigation related to 25 Talbot Lane with Director of Planning Michele Lipe, Town Engineer Jeff Doolittle and property owners and applicants Bob Urso and Brad Waiman.

Commissioner Wagner seconded the motion. The motion carried and the vote was unanimous.

Commissioner Carey motioned to come out of Executive Session at 10:00pm. Commissioner LeBlanc second the motion. The motion carried and the vote was unanimous.

ADJOURNMENT:

The regular meeting adjourned at 10:00pm

Respectfully Submitted,

Caitlin O'Neil, Recording Secretary