

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

**-1-**

**FEBRUARY 14, 2017**

**MEMBERS PRESENT:** Gary Bazzano, Bart Pacekonis, Stephanie Dexter, Elizabeth Kuehnel, Kevin Greer

**ALTERNATES PRESENT:** William Flagg, Michael LeBlanc, Teri Parrott

**STAFF PRESENT:** Michele Lipe, Director of Planning; Lauren Zarambo, Recording Secretary

**REGULAR MEETING / MADDEN ROOM**

**CALL TO ORDER:** Chairman Bazzano called the Regular Meeting to order at 7:30 p.m.

**PUBLIC PARTICIPATION:**

1. **Appl. 17-02P, T's Auto Service**– request for a renewal 2 year temporary and conditional permit (Section 2.13.a) to allow four vehicles for sale at 718 Ellington Road, RC zone

Mr. Rich Tarascio of T's Auto Service presented his request for renewal of the temporary and conditional permit for his business which has been operating since 1989. There have been no changes to the existing use.

Director of Planning Michele Lipe gave staff comments:

1. Request for a two-year Temporary & Conditional permit for the display of four (4) automobiles for sale at T's Auto Service on the corner of Ellington Road and Pleasant Valley Road (across from the 7-11 store), RC zone.
2. This application was originally granted by the Zoning Board of Appeals (ZBA) in February 1986 to allow two (2) vehicles for sale and renewed by this Commission every two years since. The October 2010 P&Z approval allowed the applicant to increase the number of vehicles for sale to four (4).
3. The original ZBA approval and earlier Planning & Zoning (P&Z) approvals included three conditions:
  - The permit is restricted to two (2) automobiles and excludes vans or trucks.
  - The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale.
  - There will be no parking at any time in the front area of the parking lot.
4. The regulations state that Temporary & Conditional permits may be granted by the Commission for a use, if the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured and traffic and other hazards will not result from such use.
5. If this application is approved, the Planning Department has no modifications to recommend.

Chairman Bazzano asked for comments from commissioners.

Chairman Bazzano asked what kind of license the business was operating under. Mr. Tarascio stated it is a dealer's license with the State of Connecticut.

Vice Chairman Pacekonis indicated he and his wife are customers of the garage.

Chairman Bazzano appointed Alternate Commissioner Flagg to be seated for Commissioner Foley and Alternate Commissioner LeBlanc to be seated for Commissioner Bonzani.

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

**-2-**

**FEBRUARY 14, 2017**

Commissioner Kuehnelt made a motion to approve with the following conditions:

1. This permit is for a two (2) year maximum period;
2. This permit is restricted to four (4) vehicles for sale with a standard auto marker, and excludes vans or trucks;
3. The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale; and
4. There will be no parking at any time in the front area of the parking lot (triangle and near the dumpster).
5. The permit will expire in two (2) years, February 14, 2019, and will have to be renewed at that time.

Vice Chairman Pacekonis seconded the motion.

The motion carried and the vote was unanimous.

**2. Discussion with Robert Mannarino regarding clarification of house sizes at Clark Estates II (see attached letter)**

Mr. Robert Mannarino of Mannarino Builders Inc. distributed spread sheets to commissioners about house sizes at Clark Estates II from the June 14, 2016 public hearing and noted approval condition 15 of their approval letter shows houses up to 1,800 sq ft in size where house sizes as large 1,860 sq ft was submitted as a part of the original application.

Commissioner Dexter made a motion to correct approval condition 15 of Appl. 16-28P, Clark Estates II Special Exception Site Plan of Development approval letter dated June 16, 2016 to read:

In accordance with Section 3.3.4, a waiver has been granted to allow a variety of house sizes allowing the construction of houses as large as 1,860 sq ft. The affordable housing units must be representative of all home styles. Efforts should be made to include a variety of house colors and styles within the development.

Vice Chairman Pacekonis seconded the motion.

The motion carried and the vote unanimous.

**3. Preliminary discussion with Walter Kebalo of KF Realty LLC regarding a zone change for three acres at 198 Smith Street**

Misters Walter and Andy Kebalo came before the Commission regarding their property at 198 Smith Street to discuss a potential zone change from RR to A-30. Mr. Andy Kebalo stated they are the developers and builders of Wheeler Estates Senior Residence, Smith's Corner, and Quarry Brook Village.

Mr. Walter Kebalo distributed handouts to commissioners and stated they have done the survey and engineering for a rear lot based on RR standards and have met the criteria. They are not looking for a higher yield of building lots. Mr. Kebalo went over the specifics of better design and use of the land with A-30 zoning which would act as a good transition zone to all abutting areas.

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

**-3-**

**FEBRUARY 14, 2017**

Director of Planning Lipe indicated the Commission is not interested in seeing an increase in density and that A-30 zoning works and appears to meet the interior lot requirements.

The Commission reached consensus rezoning the property would not cause any harm and indicated the Kebalo's could move forward with one application for both the zone change and special exception site plan approval.

**4. Request for use determination for a training facility for the International Brotherhood of Electrical Workers at 13 John Fitch Boulevard, GC zone (see attached letter)**

Mr. Mike Treadwell, president of Local Union IBEW #4, described their 1,000 member union which does all high voltage repair work throughout Connecticut and Western Massachusetts and indicated they are considering locating their office and training center hub to South Windsor. A handout was distributed to commissioners showing a proposed pole yard for training on pole climbing.

Their office houses the local union which provides all manpower for Eversource, United Luminating, and National Grid of Western Massachusetts and their OSHE training classes. It was noted there would only be one truck for training on site. Saturday classes are held twice a month and occasional boot camps can take place three weekends in a row. 35' to 50' poles are erected for training in their pole yard with some poles as high as 65' to 70' poles to simulate 200' high tension lines.

Director of Planning Lipe stated training facilities are typically seen in commercial or industrial office areas. Site plan approval would be required to show required parking.

Vice Chairman Pacekonis requested the pole yard be located as far away from the street as possible. Commissioner Greer asked how many poles are in the yard. Mr. Treadwell stated there are about 30 which are replaced regularly due wear and tear of training. Secretary Commissioner Dexter asked if anyone could enter the yard and climb the poles. Mr. Treadwell confirmed they could not and that the trainees have to have climbing gear to train. Commissioner LeBlanc asked how close the yard would be to the residential neighborhood. Director Lipe stated the existing site plan shows an existing 25' buffer area. Commissioner Flagg asked if the poles could be erected in a grid pattern. Mr. Treadwell confirmed that is their intension for training. Vice Chairman Pacekonis suggested planting 7' high evergreens for screening.

The Commission reached consensus that the use would be permitted and for Mr. Treadwell to return to the PZC with an application for a site plan for the project.

**5. Request from Jacques Construction for acceptance of appraiser, Stewart Appraisals, for Sunset Hill Estates to determine the fee in lieu of open space**

The Commission reached consensus for the acceptance of Stewart Appraisals to determine the fee in lieu of open space for Sunset Hill Estates.

**6. Discussion regarding rezoning of western lots of Sea Pave Road back to Industrial zone**

Director Lipe recounted the history of zoning the I-291 corridor and showed the area which was previously zoned industrial on the zoning map. There is a request to develop a lot on Sea Pave Road requiring outdoor storage which is not presently allowed in the I-291 Corridor Development Zone.

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

**-4-**

**FEBRUARY 14, 2017**

The Commission agreed by consensus that a PZC sponsored rezoning application is recommended and would not be considered spot zoning because it extends the industrial zoning of the area.

**7. Request for two (2) consecutive ninety (90) day extensions to file mylars for Appl. 16-51P  
Tellier Properties, LLC dba S.T.A.R. Center, 2045 and 2063 John Fitch Boulevard**

Commissioner Kuehnel made a motion to approve the two consecutive ninety day extensions.

Vice Chairman Pacekonis seconded the motion.

The motion carried and the vote was unanimous.

**8. Request for two (2) consecutive ninety (90) day extensions to file mylars for Appl. 16-49P  
Aman Subdivision, 99 Main Street**

Vice Chairman Pacekonis made a motion to approve the two consecutive ninety day extensions

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

**BONDS: Callings/Reductions/Settings**

Bonds will be addressed at the next meeting.

**MINUTES:** 1/10/17 approved by consensus.

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 17-01P, PMM Enterprises LLC dba Empire Auto** - request for a Special Exception to Table 4.1.1A to allow for retail sale of vehicles and a general repairs and site plan approval, on property located at 280 Sullivan Avenue, I zone
2. **Appl. 17-02P, T's Auto Service**— request for renewal of a two year temporary and conditional permit (Section 2.13.a) to allow four vehicles for sale at 718 Ellington Road, RC zone
3. **Appl. 17-03P, Superior Northeast**— request for renewal of a two year temporary and conditional permit for a 30' x 60' storage shed on property located at 24 Jeffrey Drive, I zone
4. **Appl. 17-04P, Toll Land XVIII Limited Partnership, an affiliate of Toll Brothers, Inc.**— request for Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision (including 12 conventional lots in A-20 zone) of 46.46 acres, to create a total of 45 building lots for a development to be known as “The Estates at South Windsor”, on properties located at R022 and R024 Graham Road (with storm water discharge on Town land at L024 Graham Road), RR and A-20 zones
5. **Appl. 17-05P, 150 Sullivan LLC** – request for a Zone Change of 4.48 acres from Industrial zone to General Commercial zone, on property located on the northerly side of Sullivan Avenue, westerly side of Rye Street

**OLD BUSINESS:**

No action was taken for the appointment of CRCOG Regional Planning Commission representative and alternate.

**OTHER BUSINESS:**

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

**-5-**

**FEBRUARY 14, 2017**

---

**CORRESPONDENCE / REPORTS:**

Connecticut Federation of Planning and Zoning Agencies annual conference dinner will be held on March 23, 2017. Connecticut Bar Association Land Use training will be held at Wesleyan University in Middletown on March 25, 2017. Registration and reservations should be made through the Planning Department Secretary before March 21<sup>st</sup>.

Director Lipe relayed a question from a property owner on Main Street whether existing zoning would allow making an accessory apartment and garage from an existing accessory structure on site. Photographs were distributed to commissioners. The footprint would remain the same and the garage use would continue by rebuilding the structure to have a barn like appearance and match the neighborhood. After discussion the Commission reached consensus for an application to go through a public hearing with the intent of using the existing accessory structure.

Commissioner Flagg brought up a change to the zoning regulations for the standard width for sidewalks on arterial roads to be changed from 4 feet to 5 feet. The amendment will be addressed with other proposed zoning amendments in the coming months.

Commissioner Greer asked about his appointment to the Demolition Delay Committee which will come through the Town Council.

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 8:33 p.m. was made by Vice Chairman Pacekonis  
Seconded by Secretary Commissioner Dexter  
The motion carried and the vote was unanimous.

Respectfully Submitted,  
Lauren L. Zarambo  
Recording Secretary