

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

**MINUTES**

**-1-**

**APRIL 18, 2017**

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

**ALTERNATES PRESENT:** Bill Flagg, Teri Parrott

**STAFF PRESENT:** Jeff Folger, Senior Environmental Planner; Jeff Doolittle, Town Engineer; Lauren Zarambo, Recording Secretary

**PUBLIC HEARING / COUNCIL CHAMBERS**

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

Secretary Commissioner Dexter read the legal notice as it was published in the Journal Inquirer on Thursday, April 6, 2017 and Thursday, April 13, 2017.

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

- 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 (Continued from 2/28/17)

Mr. James Ussery of J. R. Russo and Associates LLC representing applicant Mr. Primo Rondinone of PMM Enterprises LLC presented the request and submitted an affidavit for the posting of the public hearing sign to the commission (Exhibit A). The site location was described where Empire Auto wants to expand their business with wholesaling of cars with some retail and internet sales. They currently have a retail operation on Route 5 which was previously approved by PZC.

A site plan showed parking for vehicle display and inventory holding area, and for employee and customer spaces with one handicap space located behind the building. Modifications to bring the site into compliance for required setbacks will include removal of a 10 foot area of blacktop in the front which will be landscaped. A landscaped island will be added and an empty plant bed at the side of building planted.

There will be a slight reduction in impervious coverage on the existing paved site that was formally owned by Rex Lumber. Town staff has requested a small water quality basin to divert the water which will be located in the front of the site and planted with a wetland seed mix.

There are different uses currently on the property including a landscaping company and Broad Band Access Services. Parking requirements have been met with the 90 total parking spaces on the site with 46 parking spaces required by zoning. Mr. Ussery indicated staff planning and engineering comments have been addressed with the revisions submitted.

The narrative for the application included a letter from Boardwalk Auto Sales, located at 330 Sullivan Avenue, giving permission to Empire Auto Wholesalers LLC to park surplus inventory purchased from Boardwalk on their site as well as a letter from Simply Landscaping contracted to do the landscaping on site. Mr. Ussery concluded the application meets zoning regulations and all special exception criteria has been met. Mr. Michael Farina, a partner in Empire Auto, and general manager Mr. Travis Spada were available to answer questions.

Senior Environmental Planner Jeff Folger gave staff comments:

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

**MINUTES**

**-2-**

**APRIL 18, 2017**

1. Request for a Special Exception to Table 4.1.1A to allow for a used car license primarily for wholesaling of cars with retail sales by internet and site plan approval on property located at 280 Sullivan Avenue, I zone.
2. Special exception criteria for car sales in industrial zones includes:
  - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
  - The application has met the requirements of the zoning regulations.
  - The land is physically suited to the proposed use.
  - Minimal, if any, adverse environmental impacts are created.
  - No traffic or other hazards will be created.
  - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
  - There will be minimal or no adverse effects on existing uses in the area.
  - Surrounding property values will be conserved.
  - The character of the neighborhood will be maintained or minimally disrupted.
  - The general welfare of the community will be served.
  - There is a balance between neighborhood acceptance and community needs.
  - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
  - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
  - The architectural design is aesthetically pleasing and blends well into the surrounding area.

The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.
3. Based on the applicant's narrative, the proposal is to retail auto sales by internet with the primary use of the lot to store cars for wholesale. Customers would come to the site to finalize the purchase. The hours of operation are Monday through Saturday, 10 a.m. to 6 p.m., and intend to have five employees to start. Cars will be driven to the site by company drivers; no car carrier will be brought to the site.
4. The site plan shows storage for up to 24 vehicles in and around the building. The PZC has approved wholesaling of cars in the industrial zone with limited retail car sales associated to the wholesale operation. With those approvals, the cars being wholesaled were screened behind fencing in accordance with the screening of outdoor storage.
5. The applicant has submitted a landscape plan to address the front parking areas and in the detention basin area. The plan indicates that exterior lighting has been added to the site to the front of the building and a dumpster area being added to the easterly side of the building.

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

**MINUTES**

**-3-**

**APRIL 18, 2017**

6. Based on the uses on the site the number of parking spaces required are 46; 91 spaces have been shown. The site impervious coverage of the site is non-conforming at 85%; 65% is allowed. The applicant intends to reduce the impervious slightly.
7. The site is served by public water and sewer. WPCA approval was required.
8. With this request, the applicant is seeking approval for a used car dealer's license which is issued from the DMV. All DMV licensing is to be handled with an application to the ZBA.

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

Town Engineer Jeff Doolittle stated most engineering comments have been addressed concerning the parking around the building which was cleaned up and clarified. Two major comments remain:

1. Stormwater treatment is to be provided because there is no stormwater treatment for the site on which the impervious coverage is very high at about 85%. Town staff asks that the impervious coverage is reduced. Plans show that it is being reduced slightly. In the future we look for the impervious coverage to be reduced some more and additional storm water treatment be installed to bring the site up to code.
2. An outstanding issue from the previous applicant approved for this site for auto sales was to connect the building to the sewer. The property owner and Mr. Ussery have verified the building was connected to the sewer however did not take out the required permits. All three buildings on site are connected to the sewer and are required to get the records up to date to resolve it.

Chairman Bazzano asked for public comment.

No one from the public spoke for or against the application.

The Chairman asked for comments from commissioners.

Commissioner Greer asked if the business will be for more than wholesale. Mr. Ussery stated there is a small retail component but their primary use will be a wholesaler doing business with internet sales, dealer to dealer sales, and auction to dealer sales. There are parking spaces for display or inventory but flags and signage will not be flying. Mr. Ussery suggested a condition of approval of no signage on cars or banners other than a sign on the building indicating who and where they are.

Vice Chairman Pacekonis asked if the application went to Architectural & Design Review Committee (ADRC) for review and asked what the applicant's plan is to dress up the building. Town staff confirmed the application was not reviewed by ADRC. Mr. Ussery stated there are no plans to address the building but the lighting at the rear of building will be upgraded to full cut off lighting.

The Vice Chairman asked about the applicant's current facility on Route 5 which they will be maintaining and asked if there are other facilities in South Windsor at which they store cars. Mr. Farina confirmed through Mr. Ussery that Empire does store cars at Boardwalk Auto Sales. The Vice Chair asked about the banner currently at Empire Auto which Mr. Farina described as advertising that they show over 500 vehicles in stock but stated it was for marketing purposes and that they have 40 to 50 cars at their Route 5 location. He stated when they buy excess inventory Boardwalk allows them to store vehicles there. The Vice Chair asked what Boardwalk has for approvals for storage. Mr. Farina indicated

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

**MINUTES**

**-4-**

**APRIL 18, 2017**

1,000 cars. Mr. Folger stated that number can be researched and the Vice Chair asked to have the number verified before moving forward with a decision.

Vice Chairman Pacekonis asked how many cars will be stored at 280 Sullivan Avenue. Mr. Ussery stated there are 24 spaces that are slated for inventory for this use. Vehicles which are there to be serviced or repaired will be stored inside the building.

The Vice Chair asked Senior Environmental Planner Folger how much of the impervious coverage is being reduced. Mr. Folger stated there is a total of 85% impervious coverage on site. Mr. Ussery stated it is being reduced by 1%. Mr. Pacekonis asked for further reductions of the impervious coverage.

Secretary Commissioner Dexter compared the aerial image of the site to the site plan. Mr. Ussery stated the GIS photograph of the site is not current. Buildings used for Rex lumber storage have been removed on the 4.5 acre site which was paved by Rex Lumber. The site now has the Empire Auto building, the River Valley Lawn Care building and their storage building, and the Broad Band Access building. Ms. Dexter asked if the landscaping plan was how the 1% reduction of impervious coverage was to be reduced which Mr. Ussery confirmed stating pavement was being removed in the front to meet setback requirements. He stated there probably is an opportunity to remove more paving in the back of the site.

Commissioner Kuehnelt noted the landscape plan and agreed about improving the appearance of buildings on main thoroughfares. She asked if anything is proposed to enhance the building's appearance. Mr. Ussery stated there has been no discussion between the property owner and proposed tenant about renovating the building.

Commissioner Flagg voiced concern with the pavement around the building which is full of potholes and ruts, and in need of paving, and a collapsed storm drain. Mr. Ussery stated this was brought up by Town staff and the storm drain will be replaced and they will be patching and paving some areas. Director of Planning Lipe had voiced concern for public safety and this all will be done prior to opening.

Chairman Bazzano asked Mr. Farina about their retail business on Route 5, Empire Auto Group, which has been open almost four years. Mr. Folger stated there have been no complaints about that site. Mr. Farina stated the Sullivan Avenue site will be called Empire Auto Wholesalers and will keep them in compliance with DMV having a separate wholesalers license from their retail site.

Chairman Bazzano asked about the 24 car display area which has 14 spaces in the front of the building and 10 spaces to the west or side of the building. Mr. Farina indicated if an individual comes to buy a car they will be sent to the Route 5 site for that retail sale. The Chairman asked who signed the narrative the commission had received. Mr. Farina confirmed it was signed by Mr. Primo Rondinone, the owner of the businesses and applicant of the DMV licenses.

Concerning the impervious coverage Chairman Bazzano stated he does not expect it to be the applicant's job to redo what was done in the past but anything that can be done to improve the site is helpful with impervious coverage and landscaping.

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

**MINUTES**

**-5-**

**APRIL 18, 2017**

In response to comments from the Vice Chairman and Mr. Ussery, Town Engineer Doolittle confirmed that the uses, display area, circulation of traffic, and wheel stops to be provided near the building and along Sullivan Avenue have been addressed. Improvements to the property will include:

- reconstruction of the existing catch basin, and addition of a water quality basin,
- removal of some existing paving to meet zoning setback along the front of the building,
- additional landscape island, and installation of landscape material
- Wal paks in front and west side of the building are dark sky compliant but spotlights to the rear of the building are not and will be changed
- Sewer connection has been done and requires documentation
- The owner of the property will be patching the parking area where needed
- The storm water will be treated with a new water quality basin prior to discharge
- The dumpster has been relocated onto a concrete pad and a screening fence will surround the dumpster
- Debris is being removed from the site
- WPCA approval will be needed for additional sewer connections
- Landscape island is to be added east of the double row of parking in the center of the site.

Chairman Bazzano asked about signage. Mr. Ussery stated there will a building mounted sign and will comply with all zoning and building regulations.

Commissioner Parrott stated she is familiar with the site that is not in an attractive area. The applicant is leasing the site and can only do so much but what they can do is appreciated.

Commissioner Greer noted the proposed building sign does not say anything about wholesale and can be assumed to be retail. Mr. Farina confirmed the sign would say Empire Auto Wholesalers.

Vice Chairman Pacekonis asked how much of the 4.5 acre site the applicant is renting. Mr. Ussery indicated the area on the plan and stated the applicant has an agreement with Boardwalk Auto Sales next door for additional storage behind their fence. The final plans will be colored in to indicate exactly what spaces are designated for the business. The Vice Chair asked if they can do more with reducing the impervious coverage and Mr. Ussery stated they will work with staff and the property owner to further reduce the impervious coverage.

It was noted by commissioners that special exceptions run with the land and Vice Chairman Pacekonis noted the regulations are under discussion to be changed and may allow only four cars for display in the future. Mr. Ussery stated if the special exception is granted and another dealer took over the site they will have to come before the commission to get a license with the DMV and will have to go through the process all over again and be subject to regulations approved at that time.

The Chairman closed the public hearing at 8:27 p.m.

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

**MINUTES**

**-6-**

**APRIL 18, 2017**

**REGULAR MEETING / MADDEN ROOM**

**CALL TO ORDER:** Chairman Bazzano opened the Regular Meeting at 8:35 p.m.

**PUBLIC PARTICIPATION:**

Mr. Kevin Gilligan of 25 Vincent Circle spoke on behalf of sixty of their neighbors who have concerns about the development and clearing at Lawrence Road Park being done by the Town and asked if there is a detailed plan for the clearing, costs associated with it, and what will be the environmental impact.

Mr. John Sandburg of 139 Lawrence Road requested a hearing with Public Works, Parks and Recreation, and Open Space Task Force to clarify the information they have received.

Director of Parks and Recreation Ray Favreau stated Lawrence Road Park has been on the Town inventory for open space as an active recreation area and had been redesigned to be a passive park. The Town's park crew and current tree contractor Distinctive Tree Care are clearing the invasives in the area south of the pond to Dart Hill Road. The work will be done mechanically or by hand. No chemicals are being used on the site and trees that are marked are to be saved. Mr. Favreau invited the neighbors to attend any upcoming Park and Recreation Commission meetings on second Wednesdays of the month.

Vice Chairman Pacekonis and Chairman Bazzano requested that if any plans for the park are brought forward over time that they should come before PZC for discussion or/and public hearing.

**NEW BUSINESS: Discussion/Decision/Action regarding the following:**

1. **Appl. 17-06P, Town of South Windsor Summer Farmers Market** - request for a 2-year temporary & conditional permit to allow a farmers market weekly from approximately June 24th through October 21st, offering produce and other items such as vegetables, fruits, cheeses, meats, baked goods, soaps, and candles at the Charles Enes Community Center, 150 Nevers Road, RR zone

Director of Parks and Recreation Ray Favreau presented the request with Mr. Andy Paterna who organizes and manages the summer farmer's market which averaged 1,100 visitors each Saturday last year and added \$300,000 to the local economy. There will be 50 vendors again this year with 14 farms participating.

Mr. Paterna noted the parking areas have been highlighted on the plan and a new exit at the community center on Nevers Road has been designated for all cars exiting the farmers market to help alleviate traffic congestion. Another change on the plan is for an additional entrance on Nevers Road to alleviate parking areas without coming through the community center parking lot.

Senior Environmental Planner Jeff Folger gave staff comments:

1. Request for renewal of a two-year temporary and conditional permit for a farmers market co-sponsored by the SW Parks & Recreation Commission and the Food Alliance, located on the Community Center lawn in front of the playground at 150 Nevers Road, RR zone.
2. The market will be held on Saturdays from June through October. Set up would start at 8:30 a.m. The market would run from 10-1 and vendors would leave by 2 p.m.

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

**MINUTES**

**-7-**

**APRIL 18, 2017**

3. The market will feature items grown or produced by local farmers such as: vegetables, fruits, flowers, honey, cheeses as well as specialty products produced from local farmers' products. Live entertainment will be featured as well.
4. Parking for the event will be on-site. There is no on street parking and we are not in favor of approving any temporary access over the town land that may have been used in the past. (FYI- Sgt. Duschene has submitted comments regarding the access shown.) The plan submitted should be revised to eliminate the temporary access shown.
5. Civic non-profit groups are allowed temporary signage on and off-site advertising special events. Temporary sign permits have already been requested from the Planning Department.
6. All health code requirements for vendors selling food or offering food samples must be met. The applicant will be responsible for ensuring that all necessary permits are obtained and submitted to the Health Department and to coordinate an inspection of the vendor booths prior to opening for the season.
7. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, 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."  
If this application is approved, the applicant will need to file the 2018 dates with the Planning Department once determined.

Town Engineer gave staff comments:

- The circulation is best served through the existing driveways and parking lot. The north driveway was put in when Nevers Road was redone to alleviate some of the bottle neck at the main driveway across the high school driveway.
- The Town is not in favor of an additional southern driveway. The facilities are not there to support it. There is no curbcut and the sidewalk is not built for traffic to go over it. That use would destroy the sidewalk and break up the edge of the road.

Commissioners discussed the traffic flow and parking with town staff and applicant.

Secretary Commissioner Dexter made a motion to approve with the following conditions:

1. The Temporary and Condition permit will expire on April 18, 2019.
2. The Health Department must be consulted and proper permits obtained for vendors selling or providing food at the market.
3. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.
4. All free standing signs and/or building signs (temporary or permanent) require the issuance of a sign permit before they are erected
5. Future dates for the 2018 Farmer Market must be submitted to the Planning Department.

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

**MINUTES**

**-8-**

**APRIL 18, 2017**

6. No entrance to or exit from the Farmers Market and Parking Lot C directly from Nevers Road is approved.

Commissioner Kuehnelt seconded the motion.

The motion carried and the vote was unanimous.

2. **Appl. 17-11P, Lowes**— request for renewal of a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building approximately 50' X 100' in size, on property located at 31 Buckland Hills Drive (Manchester CT), Buckland Gateway Development zone

Mr. James Lombardi, assistant general manger for Lowes of Manchester, presented the request.

Senior Environment Planner Folger gave staff comments:

1. Request for the renewal of a two year temporary and conditional permit for the outdoor storage and display of garden/landscaping materials at Lowe's Home Center, 31 Buckland Hills Drive, GD zone. Outdoor storage is prohibited in the Buckland Gateway Zone under Section 4.2.9.I.
2. The use goes back several years and as it grew, the PZC decided in 2015 that the storage/display was best handled as a 2-year temporary and conditional permit. The original T&C permit was issued May 12, 2015, and will expire on May 12, 2017.
3. This application would continue to allow the temporary outdoor storage from 20' x 80' to an area that is 50' by 100' from April through July. The rest of the year, the storage area will be reduced to the originally approved 20' x 80'. The marked up site plan shows the area to be used in conjunction with this T&C permit.
4. The fire marshal has reviewed this request. He has no problem with the storage on the side; however he has asked Lowe's to keep the fire lane around the building clear and has required them to relocate pallets from that area.
5. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a use which is not specified elsewhere in these regulations for a period not to exceed two years. Such approval may be given after a Public Hearing if, in the judgment of the Commission, 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."
6. The staff has not received any complaints about this use.

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

Town Engineer Doolittle had no staff comments.

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

1. The Temporary and Condition permit will expire on April 18, 2017 and will have to be renewed at that time if the use is to continue.



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

**MINUTES**

**-9-**

**APRIL 18, 2017**

2. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.

Secretary Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

3. **Appl. 17-07P, ALDI Distribution Center Expansion** - request for site plan modification to add approximately 170,000 sf to their existing distribution facility (70,000 sf in Phase 1 and 100,000 sf in Phase 2) on property located at 295 Rye Street, I zone

Mr. Ben Wheeler of Design Professionals Inc. presented the request with Mr. Brian McGee, Aldi's national coordinator and Mr. Carl Morris of A.M. King Construction Co., Inc., applicant and construction manager for all Aldi's facilities.

The site plan was described for both Phase I and II. IWA/CC approval for the project was given on April 5<sup>th</sup> and the Town Council approved a tax abatement for the project on April 17<sup>th</sup>. The Phase I expansion will expand the truck court and add more loading docks along the southern side of the building. A new truck court behind the Phase I expansion will be added along with additional loading docks. The emergency access drive and water main will be relocated. Mr. Wheeler indicated the original detention basin design will not be modified as the numbers are very similar in the new design.

There is no new vehicle parking proposed. An 86 car lot expansion was approved last year which accommodates this expansion. There will be three new pole mounted full cut off LED lights and all other existing fixtures will be updated. Site traffic assessment from Bubaris Traffic Associates submitted with the application shows additional traffic generated by the expansion should not alter the overall levels of service at Rye Street and Sullivan Avenue.

Mr. Wheeler addressed the two complaints received by Town staff. One was from a driver from a trucking company complaining about truck congestion and circulation on the site. Mr. Wheeler stated the expansion will address circulation, product storage, and add loading docks which will remove the problem from the site. A second complaint was received from a resident on Rye Street about trucks parking overnight at Rye Street Park. Mr. Wheeler stated trucks that are contracted for Aldi are returned to the site every night and Aldi will recommend to their third party suppliers delivering material not to overnight at the park. In conjunction with the police department there are signs in production that will prohibit overnight truck parking at the park to emphasis the existing Town ordinance of no overnight parking. Trucks missing the driveway was also noted by the complainant. Aldi has offered to pay for a new directional sign to be posted on Rye Street to Aldi's and also to the recycling facility's entrance. Mr. Wheeler noted these two complaints are the first received since Aldi opened nine years ago.

The building design will use the same type of materials used for the original building. Town staff determined it was not necessary for the design to go to ADRC because the expansion is behind the original building out of view from the public way.

Mr. Robert Dickinson of 19 Birch Road submitted a letter to the commission (Exhibit B) and spoke in support of the expansion asking Aldi's to consider installing an 8' or 10' multi modal path along the front of their property to provide a safe travel alternative on Rye Street.

Senior Environment Planner Folger gave staff comments:

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

**MINUTES**

**-10-**

**APRIL 18, 2017**

1. Request for a site plan approval for a 170,000 sf expansion to the existing distribution facility located at 295 Rye Street, I zone. The expansion is shown in two phases – 70,000 sf and 100,000 sf respectively - neither phase will be visible from Rye Street.
2. The site size is 102 acres. Maximum impervious coverage allowed is 65%; after completion of the second phase the impervious coverage will approximately 4 %. Proposed building height is 31 feet; 40 feet allowed. Front yard setback is 266 feet, 35 feet allowed. It appears all other zoning requirements have been met.
3. Required parking is 311 spaces; 274 spaces provided with the remaining parking shown as “reserve”. (Two hundred and eight seven parking spaces were waived with the original application. There are accommodating all of the spaces required with this expansion).
4. The building is situated on the lot such that the loading docks are facing south and east, or toward Rye Street. A large landscaped berm was planted along Rye Street which screens the loading docks. The materials to be used for the new facility will match the construction of the existing facility.
5. There is no required buffer, as the site is entirely surrounded by industrially-zoned property. The nearest residential neighborhood is about 750 feet to the northeast (McGrath Road area). The warehouse part of the building itself is more than 1000 feet from the rear property lines of the McGrath neighborhood. The office part of the building is more than 800 feet from the rear residential property lines. There is a very large ravine, with an elevation change of at least 30’ between the proposed Aldi’s and the residential neighborhood. The Scantic River runs through the ravine. Most of the separating trees are deciduous, but even in the winter, it is difficult to see through the existing trees from the Aldi site into the McGrath neighborhood. We note that both the Town and State noise ordinances exempt motor vehicles.
6. There are regulated wetlands on site. The IWA/CC approved the site on April 5 requiring a bond in the amount of \$10,000 for E and S to be held through the completion of Phase 1 and 2.
7. There are several new pole lights being added in the area of the new construction. All proposed lighting has full cutoff fixtures on 25 foot pole mounted fixtures, in the new parking area on the easterly side of the building and wal pak fixtures along the rear and westerly side.
8. State Traffic Commission approval is required for this expansion.
9. There is no outdoor storage proposed with this application.
10. The applicant currently has one free-standing sign at the entrance to the site. The applicant will be adding a second directional sign at the southern portion of their lot to advise truckers of the entrance.
11. Public water and sewer are provided. Water Pollution Control Authority approval is required.

If this application is approved, the Planning Department does not have any additional comments.

Town Engineer Jeff Doolittle gave staff comments:

- Both additions of Phase I and Phase II do not change any of the sanitary sewer lines on site.
- There is an existing private water line that runs behind the building that will be relocated.

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

**MINUTES**

**-11-**

**APRIL 18, 2017**

- Some of the storm drainage will be rerouted to accommodate the two buildings. All storm drainage from the two additions will go into two separate entrances to the detention basin where there is ample room and will not have any impact.

Chairman Bazzano asked for comments from commissioners.

Vice Chairman Pacekonis asked about the original no left hand turn signs for truckers coming out of the site and internal memos to the same affect. Mr. Wheeler noted there was a turn off added as well to force the truckers to right to travel down Rye Street. The Vice Chair asked about the impervious coverage. Mr. Folger stated there is about a 3% increase in impervious coverage on the 102 acre parcel.

Mr. Wheeler and the Vice Chair noted Phase I will be for cold storage and Phase II will be dry warehouse space. Mr. McGee stated they will be adding racking to their operation. The building height will be 38' which allow for five pallets to be stacked.

Commissioner Flagg stated the trucks can be heard at night and asked if the truck traffic will increase between 11 p.m. and 6 a.m. Mr. Wheeler indicated what is being heard are the third party suppliers. There may be a nominal increase but there really should not be an increase in trucks just in the size of their load. However, Aldi's does not have control over what time they arrive.

Commissioner Flagg, Chairman Bazzano and Mr. Wheeler discussed the left hand turns onto Troy Road. Additional signage, building up the curb, and internal memos/emails were suggested so that Aldi can set a policy in place to address the issue.

Commissioner Parrott made a motion to approve 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 \$10,000.
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.
7. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
8. The building street number must be included on the final plan.
9. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
10. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.

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

**MINUTES**

**-12-**

**APRIL 18, 2017**

11. If a State Traffic Commission certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

4. **Appl. 17-08P, G & R Valley Inc.** - request for a site plan modification for the addition of a 2,500 sf storage facility, on property located at 350 Chapel Road, I Zone

Mr. Ben Wheeler of Design Professionals Inc. with applicant Mr. Timothy Rodrigue from G&R Valley, Inc. presented the request for a stand alone storage building. Parking is being reconfigured so there will be no parking in front of doors. As a result, an easement is required from JMJ Construction to the north for 18 new parking spaces on the north side of the building. In total there will be 49 parking spaces with 59 required and waiver is requested for 10 spaces. Mr. Rodrigue estimates the facility uses 28 to 30 spaces at peak times on average. No new site lights are proposed. All staff comments have been address. No new signage is proposed. ADRC approved the application on April 6<sup>th</sup>. A drawing was shown with a knee wall added on the front elevation with two flowering trees added to the landscape.

Senior Environmental Planner Folger gave staff comments:

1. Request for a site plan modification for the addition of a 2,500 sf storage facility, on property located at 350 Chapel Road, I Zone
2. The latest addition was approved on this site in the 1980's. At the time, the regulations did not specify a maximum impervious coverage; so the site is non-conforming to today's requirement of 65%, currently at 84%. The applicant is proposing only a slight reduction in coverage with this addition.
3. Front yard setback is 35 feet; the new building is proposed to be at 35 feet.
4. The parking requirement for the office, manufacturing and warehouse use on this property is 59 spaces. The applicant is in the process of obtaining an easement for the parking that has encroached onto the property to the north. Because staff had concern with allowing those spaces in front of the garage bays to be used to meet the parking requirement, the proposal shows 49 spaces. The applicant is requesting a modification to the parking under Section 6.4.9. This allows the PZC to reduce the number required when demonstrated that:
  - o The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
  - o The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations.
5. The site has existing landscaping along the front that will be supplemented with additional plantings and trees. The mechanical equipment is proposed to be ground mounted.

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

**MINUTES**

**-13-**

**APRIL 18, 2017**

6. There is building mounted lighting being added on the back side of the new building. There is an existing free standing sign. No new signage is proposed. The existing dumpster on site is shown to be placed on concrete pad and screened.
7. There are no regulated wetlands on the property nor ½ acre of disturbance.
8. Architectural and Design Review Committee reviewed this building on April 6 and were satisfied with the changes the applicant was willing to make – adding of a brick knee wall along the front of the property.
9. Water and sewer are currently servicing the property. A new sewer line is shown being added for the new building. Water Pollution Control Authority approval is required.
10. When conducting a site visit, staff noticed a significant number of trailers that were taking about several of the parking spaces. What is the deposition of the trailers? Will those spaces be available for car parking?

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

Town Engineer Doolittle made staff comments:

- For industrial sites the Town requires sewer manholes to be installed near the road to monitor any discharges from the site. We have asked this applicant to do that where they are tying in this building to the existing lateral.
- WPCA approval is required as need.
- The roof discharge is to go into the ground rather than tie into the stormwater system in the road.

Vice Chairman Packonis made a motion to extend the meeting past 10 p.m.

Commissioner Kuehnel seconded the motion.

The motion carried and the vote was unanimous.

Secretary Commissioner Dexter made a motion to approve 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. A landscape bond in the amount of \$3000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
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.

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

**MINUTES**

**-14-**

**APRIL 18, 2017**

7. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
8. The building street number must be included on the final plan.
9. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
10. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
11. The parking easement must be executed prior to the start of construction.
12. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 49 spaces.
13. Engineering comments dated 4/13/17 must be incorporated into the final plans.

Vice Chairman Pacekonis seconded the motion.

The motion carried and the vote was unanimous.

5. **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

Vice Chairman Pacekonis asked for the application to be continued.

Commissioner Greer agreed.

Chairman Bazzano indicated it could be placed on the April 25 meeting agenda.

Senior Environmental Planner Folger summarized questions raised at the public hearing of adding aesthetics to the building and how many cars are allowed to be stored at the neighboring Boardwalk Auto.

Vice Chairman Pacekonis added the applicant was going to work with Town staff in reducing the impervious coverage.

Secretary Commissioner Dexter stated the question concerning how the special exception approval for vehicle sales and repairs would transfer to a new owner taking over the property.

**BONDS: Callings/Reductions/Settings**

**MINUTES:** 3/28/17 approved by consensus.

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 17-11P, Lowes**— request for renewal of a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building approximately 50' X 100' in size, on property located at 31 Buckland Hills Drive (Manchester CT), Buckland Gateway Development zone
2. **Appl. 17-12P, Evergreen Walk LLC** - request for a Zoning Regulation Text Amendment to Article 7, Section 7.3 “Assisted Living Facilities”, to modify Section 7.3 to add Independent Living Facilities as a permitted use; modify Article 6 Site Development Regulations, Table 6.2.4.A Buffers and Table 6.5.3A

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

**MINUTES**

**-15-**

**APRIL 18, 2017**

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Minimum Parking Spaces, to include Independent Living Facilities requirements; and add to Article 10 Definitions, a definition for "Independent Living"

3. **Appl. 17-13P, Evergreen Walk LLC** - request for a modification to the General Plan of Development layout to decrease/increase approved square footages/units of certain uses to the following: 600,480 sf of retail; 108 hotel rooms; 251,170 sf of office space; delete the Institutional Use and increase Assisted Living units to a total of 290 units; and no change to the 200 residential dwelling units and 75,000 sf of recreational space; on property located at 151 Buckland Road (within 'Evergreen Walk'), on the westerly side of Buckland Road, on the southerly side of Deming Street and northerly of Smith Street, Buckland Road Gateway Development Zone

**OLD BUSINESS:**

Appointment of CRCOG Regional Planning Commission representative and alternate will continue to be considered by the commissioners.

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 10:14 p.m. was made by Vice Chairman Pacekonis  
Seconded by Commissioner Flagg  
The motion carried and the vote was unanimous.

Respectfully Submitted,  
Lauren L. Zarambo  
Recording Secretary