

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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MAY 23, 2017

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

ALTERNATES PRESENT: Michael LeBlanc, Bill Flagg, Teri Parrott

STAFF PRESENT: Michele Lipe, Director of Planning; 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.

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

Secretary Commissioner Dexter read the legal notice as it was published in the Journal Inquirer on Thursday, May 11, 2017 and Thursday, May 18, 2017.

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

Land Use Attorney Christopher Smith with Shipman & Goodwin LLP presented the request on behalf of Evergreen Walk LLC for a zoning text amendment to add 'Independent Living Facilities' to Section 7.3, 'Assisted Living Facilities'. The presentation included aspects of Appl. 17-13P, Evergreen Walk LLC - request for a modification to the General Plan of Development. Attorney Smith introduced Mr. Alan Lamson, principle at FLB Architecture and Planning Inc., Ms. Maura Cochran of Bartram & Cochran, a national real estate consulting firm based in Hartford, Mr. Ronald Bomengen, senior project manager with Fuss & O'Neill, Inc., and Mr. Steve Mitchell, manager of highway and traffic engineering at AECOM.

Mr. Lamson gave a power point presentation noting the provision already in the regulations to allow for Assisted Living by special exception use. Independent Senior Living and Assisted Living are similar in size and scope though different in the type of occupant. All existing land use and buffer requirements for Assisted Living would be included in this text amendment as well as a requirement for 1.25 parking spaces per unit since occupants of senior living facilities are more mobile. An Independent Living Facility is defined as a multifamily residential project limited to adults age 55 and older. It has central dining facilities and provides housekeeping, linen service, transportation, and social and recreational activities. It does not provide for licensed skilled nursing beds. It will be available to persons with disabilities regardless of age.

Ms. Cochran gave a feasibility report valuating the market and real estate for the proposed 180,000 square foot project to be known as Evergreen Crossing. The 130 units are significantly larger than in the skilled nursing facilities in the area and will fill a need for more affordable independent living alternatives for the growing age demographic of 55 and older and independent. Amenities are similar but enhanced compared to what is offered at the three assisted living facilities presently in South Windsor but will not include a 24/7 trained medical staff on site. An example budget was described for a 726 square foot one bedroom unit of \$3,500 a month which includes meals as well below the other assisted living facilities which are running at 95% to 99 % occupancy. Evergreen Crossing would not be in competition but would work in tandem with those assisted living facilities in the area and successful occupancy numbers are projected.

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Mr. Bomengen went over specific details from the utility infrastructure report which is updated every time the general plan of development is modified for Evergreen Walk. The existing and proposed water mains and sewer lines were shown on a plan. The section of water main for the proposed Evergreen Crossing development could come from Cedar or Hemlock Avenues. There is enough capacity in the main for the actual water usage. The sanitary sewer also has capacity with the existing sanitary sewer trunk main constructed twenty years ago. The overall water usage and sewer demand for this new general plan of development is less than the previous general plan of development submitted last January 2016. Mr. Bomengen noted development in lower elevations west of Old Navy and the ECHN building will require a pump station or grinder main for sewer service.

Mr. Mitchell distributed a one page table to commissioners and described the expected traffic impacts for morning, afternoon, and Saturday peak hours. This type of use has a very low generator of traffic which translates into a reduction of traffic for the general plan. This information has been submitted to OSTA for review.

Director of Planning Michele Lipe gave staff comments:

1. This is a 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 Minimum Parking Spaces, to include Independent Living Facilities requirements; and add to Article 10 Definitions, a definition for “Independent Living”.
2. The PZC may recall approving a Text Amendment to Article VII, Section 7.3, “Assisted Living Facilities”, to modify Section 7.3.5.B Building Size/Height/Maximum number of units to allow facilities up to 180,000 sf with a maximum of 140 units in the Buckland Road Gateway Development Zone which was an increase from 100 units, and a maximum building size of 85,000 sf. This amendment applied only to the Buckland Gateway Development zone.
3. This text change would allow for an Independent Living Facility to be as large as allowed Assisted Living Facilities are in the current regulations. Other changes address an increase in parking space requirements as well as add a definition for an Independent Facility.
4. There are currently two Assisted Living Facilities in the Buckland Gateway Development zone and one facility in the Restricted Commercial zone. This would be the first facility of this type in South Windsor.
5. We did receive a staff comment from the Walter Summers, Fire Marshal requesting to following language be added to Section 7.3.6:
 - 1) Fire Sprinkler Requirement: All buildings shall have an approved NFPA 13 fire sprinkler system installed.
 - 2) Fire Alarm Requirement: All buildings shall have an approved NFPA 72 monitored fire alarm system with smoke detection.
6. The current Town Plan of Conservation and Development under the Residential section encourages flexibility in meeting emerging housing needs and updates to the zoning regulations that are compatible with the surrounding neighborhood.

If this application is approved, the Planning Department has no requested modifications.

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Commissioner Dexter Read the CRCOG report: The Capitol Region Council of Governments has reviewed the amendment as required and reports that they find no apparent conflict with regional plans and policies or the concerns of neighboring towns.”

Town Engineer Jeff Doolittle had no staff comments.

Secretary Commissioner Dexter read the CRCOG report into the record.

Chairman Bazzano asked for public comment.

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

Chairman Bazzano asked for comments from commissioners.

Vice Chairman Pacekonis asked Director Lipe how many independent living beds are presently in South Windsor. Director Lipe stated the use is not presently in the regulations. He then asked Mr. Mitchell about Mr. Lamson’s comment that Independent Living would have more parking needs than Assisted Living. Mr. Mitchell stated Independent Living Facilities would have more drivers and cars than Assisted Living but overall it is less than the general population. Those in Independent Living Facilities have more independence and generally avoid peak traffic hours. The Vice Chair asked if there is any evaluation of residents going into Independent Living Facilities. Ms. Cochran indicated there is no evaluation of seeing if people are passing the activities of daily living in Independent Living Facilities and clarified the number of units in three facilities, The Residence at South Windsor, Brookdale, and the Village at Buckland, which have 80, 81, and 80 units each. Only the Residence at South Windsor has an Independent Living component to it and all other numbers are for Assisted Living. Attorney Smith referred the Vice Chairman to Ms. Cochran’s report on Senior Housing Alternatives. The Vice Chairman then asked Mr. Bomengen to clarify that the use of water and sewer will be similar to what was proposed previously. Mr. Bomengen stated the total usage in the new general plan of development has less usage than what was approved in the previous general plan of development from January 2016.

Chairman Bazzano asked for clarification of the number of units for Assisted and Independent Living which Mr. Lamson compared.

The Chairman closed the public hearing at 8:30 p.m.

- 2. Appl. 17-14P, Airborne LLP** - request for a Special Exception to Table 4.1.1A and site plan of development to operate a cheerleading and tumbling training facility, utilizing approx. 8,000 sq ft of the existing facility, at 85 Nutmeg Road South, I zone

Mr. Jeffrey Stone of Airborne Cheer & Tumble LLP presented the request to operate a cheerleading and tumbling facility in an 8,000 square foot suite at 85 Nutmeg Road South. They have made changes to the facility to bring it up to code which meets their specific needs of ample ceiling height and wide open space. The floor has been leveled, a bathroom added, ventilation system upgraded, and exterior lighting upgraded. Their mission statement was read. They have ample parking with 43 parking spaces available including two handicap spaces. They will run two programs simultaneously from 4 to 8 p.m. weekdays and one program between 10 a.m. – 12 p.m. one to two days a week. They will be open Saturdays and Sundays 10 a.m. to 6 p.m. Their competitive programs will have 14 to 18 participants with one to two instructors per team. Recreational classes will have 10 participants to one instructor. The maximum number of people in peak

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hours could reach 40 to 50 people. There will be traffic flow signs in the parking lot to create a circular flow of traffic with a drop off in front of the building. Impact on the surrounding area will be minimal. The ventilation system is interior and does not include roof units.

Director of Planning Michele Lipe gave staff comments:

1. Request for Special Exception to Table 4.1.1A and Article 7.13 of the zoning regulations and site plan to allow a gymnastic facility focusing on cheerleading and tumbling, in a portion of the existing building at 85 Nutmeg Road South, I zone. The business will occupy approximately 8,000 sf. of the existing facility.
2. The PZC approved a CrossFit Facility in 2015 in the space immediately adjacent to this space.
3. Special exception criteria for indoor recreational use include:
 - 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 are satisfied.
4. The indoor facility will have workout equipment in the large open area and a small office area, lounge changing area, handicap bathroom. Floor plans have been provided showing the layout of the space.
5. The facility will generally operate later in the day during the week 4PM – 8PM AM from 10 AM – 6 PM on the weekends. The applicant's narrative breaks down of the anticipated number of participants for the different classes offered.

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6. The parking requirement for this use is 43 spaces; 43 spaces have been provided.
7. There are no significant exterior site improvements proposed with this application. Interior improvements have included the leveling of the floor, addition of a bathroom facility and improved ventilation system.
8. The site is lit by building mounted lights as well as parking lot lighting. Recent upgrades were made to the exterior lighting to improve the lighting levels in the parking area, and the applicant is proposing additional signage to help direct the traffic flow.
9. The site is served by public water and public sewers. WPCA approval is not required as the site is already connected to the sewers.
10. Any new building or free-standing signage would require a sign permit.
11. The applicant should consult the Fire Marshal and Building Official regarding the proposed changes to the facility. A building permit will be required for the change of use.

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

Ms. Lipe asked if there would be special events at this location. Mr. Stone stated they will periodically be hosting events such as a one night fundraiser limited to one to four times a year and would notify local business owners for the potential of increased traffic.

Town Engineer Jeff Doolittle had no staff comments but noted minor changes have been made to the exterior lighting and all other changes made to the interior of the building have improved the existing site.

Chairman Bazzano asked for public comment.

Ms. Rebecca Fitzin of Rye Street spoke in support of the application as a cheerleader in the program and in favor of the new location.

Mr. Anthony Klilty of Ellington spoke in support of the application stating Airborne offers much more than just cheerleading, building confidence and skills in all the youth participating.

Ms. Brianna Lyons of Holyoke, MA spoke in favor of the application stating there are no gyms in her area and has been traveling to Glastonbury for Airborne but South Windsor will be closer. There is a following of cheerleaders in her area who will be coming and they also hope to bring in children with special needs to participant in programs.

Mr. William Tellier of 2045, 2063, and 2075 John Fitch Boulevard where a competition cheerleading, gymnastic, tumbling training facility was recently approved, spoke in opposition to the application. Mr. Tellier spoke about Airborne's failure in other locations to not provide the programs or numbers to pay rent for facilities. He voiced concern for safety of athletes because of the ceiling height and the absence of floor pits for the trampolines in this facility. Noting that an abutting machine shop shares the building, he voiced concern about fire protection and suppression, adequate egress, ADA accessibility, and parking. He asked for the decision to be delayed so a review of the suitability of the building can be made.

Dr. Constantinos Constantinou, owner of 85 Nutmeg Road South, spoke about the safety of the building stating sprinklers, fire walls and protection, and egress has been inspected by the fire marshal and building inspector and offered anyone to see records and voiced surprise with the extent of comments made.

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Mr. Jonathan Stone, a partner at Airborne, countered the comments made about their relocation which has nothing to do with lack of finances but due to their need for more space and questioned the validity of comments. They have addressed everything they can for the safety of children and concerns of their parents.

Ms. Nichole Beagle of Glastonbury spoke in favor of the application and Airborne for experienced coaching and spoke to the character of the program where she brings her children.

The Chairman asked for comments from commissioners.

Commissioner Flagg asked about the ceiling heights and ventilation system. Mr. Stone stated the ceilings are 14 ½ feet high and clarified there is 14 ½ feet clearance to the lights with additional space for the lights to be raised. The ceiling height is low for the singular skill of basket tosses where a top person is fully released from a base and thrown as high as possible into the air. That skill when taught will be modified performing the acrobats on trampolines and strength work. The skill would not be taught at introductory levels. Mr. Stone stated the new ventilation system for heating and cooling is along two of the interior walls and not directly over the performance surfaces. Commissioner Flagg asked if there are locker rooms with showers. Mr. Stone stated they do not provide locker rooms or showers, but have a cubby area with 100 spaces and two bathrooms.

Commissioner Bonzani asked if any special competitive events would be held. Mr. Stone stated they do not have the facility to host competitive events.

Secretary Commissioner Dexter asked about the comment regarding the absence of pits beneath the trampolines. Mr. Stone stated he has tested the trampolines for safety of clearance height and as hard as he has tried as a trained athlete he has not been able to hit the ceiling. The trampolines are 21" off the ground.

Commissioner Greer described a trampoline he has at home for his son which is three feet off the ground and where they can bounce over 14' high. Mr. Stone stated the trampolines used in their facility are specifically designed as a tumbling supplement and different from the one described. He described their spring floor and tumble tracks trampolines which are used for skill training.

Commissioner Parrott asked Director Lipe if the building inspector has seen the facility. Ms. Lipe indicated permits have been pulled for leveling of the floor and inspections made. An approval condition will be recommended for coordination with the Building Official and Fire Marshall that all codes are met and a Certificate of Occupancy issued. Dr. Constantinou stated the Building Official inspected the facility last week which passed and the Fire Marshall will be inspecting the fire and security alarm system Thursday.

Commissioner Bonzani asked for the ceiling height of the building they are moving from. Mr. Stone stated it is slightly higher by approximately 5 to 6 feet. Chairman Bazzano asked for the interior height of their new building. Mr. Stone stated there is a roof rack where the lights are currently fixed with an additional 2 ½ feet clearance above that. Commissioner Greer asked if the framework of the ceiling is hanging down. Mr. Stone stated the lights are mounted on a support rack system and estimated there would be clearance of 16 or 17 feet if the rack is moved but if the lights were moved they would gain approximately 6 inches.

Vice Chairman Pacekonis asked if special events would require more parking. Mr. Stone indicated there would be more drop off of students for most events but in the case of a larger overflow they will communicate with local business owners to coordinate parking. Events would be limited based on available parking. Director Lipe indicated Airborne will have 43 spaces for their specific use and the CrossFit facility is required to have 59 spaces. There are 123 spaces total in the northern parking area.

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Chairman Bazzano asked Dr. Constantinou about the height of the ceilings which measure 16 feet high. Mr. Constantinou stated there is room to raise the lights higher if needed.

Commissioner Greer asked if there would be a viewing area for parents to watch their kids. Mr. Stone stated they have equipped the lobby with a new screen to broadcast from the camera systems throughout the facility.

The Chairman closed the public hearing at 9:13 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: Chairman Bazzano opened the Regular Meeting at 9:19 p.m.

PUBLIC PARTICIPATION:

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

1. **Appl. 17-16P, 150 Sullivan LLC** – request for site plan approval for a site access and clearing plan for a future project to be known as ‘150 Sullivan LLC’, on property located on the northerly side of Sullivan Avenue, westerly side of Rye Street, GC zone

Applicant Mr. Phil Tartsinis of 855 Sullivan Avenue presented the request for a clearing plan to induce development on the site. The plan for clearing does not include the easement areas on the Town of South Windsor property. Per the request of the IWA/CC they will stay 20 feet on the property side of a man-made ditch and will not disturb the soil in that area. The entire property will be silt fenced and seeded.

Director of Planning Michele Lipe gave staff comments:

1. Request for clearing and minor regrading of 3.4 acres approval on property located on the northerly side of Sullivan Ave., westerly side of Rye Street, GC zone. The purpose of the permit is to allow clearing within the limits established so that the property can be marketed for commercial development.
2. For this proposed operation, the site will be accessed solely from a proposed curb cut shown at the northern property boundary along Rye Street. This access will contain an anti-tracking pad and the clearing limits will be delineated in the field by a silt fence.
3. Once the access for this property is finalized through the Town and the State, the temporary access drive is proposed to be utilized as the primary entrance on Rye Street.
4. The applicant has also added notes indicating that any specimen trees along the Sullivan Ave. will be identified in the field and saved if possible. The site will be stabilized after the clearing has been completed.
5. A site plan of development will be required before any further construction is permitted on the site.
6. A permit from the IWA/CC is required for this activity as it is within the wetland upland review area.
7. This application was heard by IWA/CC on May 17 and approval was granted including the requirement of a \$2,000 bond to ensure proper placement and maintenance of erosion and sediment controls. This bond is required to be posted before any clearing is initiated.

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

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Town Engineer Jeff Doolittle had no staff comments.

Mr. Tartsinis stated the Town will be co-applicant on the site plan application and assured Vice Chairman Pacekonis a line of arborvitae and sidewalks previously discussed will be part of the plan.

Vice Chairman Pacekonis asked if there is a curb cut and tracking pad for vehicles entering and exiting the site. Mr. Tartsinis indicated an existing apron and tracking pad on the site plan.

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

This approval is for site clearing only. A site plan must be submitted prior to any building permits.

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including a bond in the amount of \$2,000 to ensure compliance with erosion & sediment control measures.
3. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

Secretary Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

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

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

1. The text is approved as revised with the addition of the requested language from the fire marshal requiring fire sprinklers and fire alarms.
2. The Planning and Zoning Commission finds that the zone text amendment in conformance with the Town Plan of Conservation and Development.
3. The effective date of the zone text change is June 11, 2017.

Commissioner Pacekonis seconded the motion.

The motion carried and the vote was unanimous.

- 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, southerly side of Deming Street, and northerly of Smith Street, Buckland Road Gateway Development Zone

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Mr. Alan Lamson of FLB Architecture and Planning Inc. on behalf of Evergreen Walk LLC presented the request stating approval has been given and development complete or begun on 60 % of the land which gives them a better handle on what can be built on the remaining land. Changes to the land use table from the last general plan of development will reflect this.

There is 225,480 square feet proposed between Units 5, 12, 13, and 16, reducing the amount of retail by 213,000 square feet from what is on the previous approval. The office buildings were estimated aggressively when planned and there is still no brisk market for them so 410,000 square feet is being reduced to 110,000. One hotel is being dropped from the recreation numbers. 95 units of skilled nursing care are being removed while increasing units for assisted living from 140 to 150 units. An independent living building has been added to the plan.

Director of Planning Michele Lipe gave staff comments:

1. The original general plan approved in 2001 and this plan was renewed in 2014 and modified last year. This is a request for a modification to the General Plan of Development layout to decrease/increase approved square footages/units of certain uses to the following 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
2. Proposed changes with this modification include:
 - Reduce to 600,480 sf of retail;
 - Reduce hotel rooms to 208; reduce office to 251,170
 - Eliminate the institutional use and increase assisted living units to 290
 - No changes to 200 Apartment or 75,000 Recreational use
3. Utility impacts to assess proposed changes were addressed in the report that you received. This report was reviewed by Town Staff and no concerns were expressed. Adequate public water is and sewers are available in the area and details designs would be reviewed at the time of site plan approval.
4. All of the parking proposed for this new facility shows parking distributed around buildings. The Gateway zone regulation notes that it is the intent of this regulation to create off-street parking that is creative and to achieve attractive, innovative parking layouts that will accent and highlight buildings and features of the zone.
5. The new general plan which incorporates the Independent Living facility shows another round-about connecting Cedar Ave. to Tamarack. We feel that this is an important connection and should show up on site plan for the Independent Living facility.
6. The fire marshal did note that they should be consulted early on in the building design as they often require a ring road around larger facilities for emergency access.
7. There are regulated wetlands on the site in the area of the proposal. Existing trees and hedgerows must be incorporated into site design and preserved to the maximum extent possible tree and hedgerow preservation must be addressed with the site plan.
8. Pedestrian access is shown throughout the site and is shown connecting north and south and to the Shops. A walking trail system proposed along the western portion of the site will be completed up to Unit 8 with

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the completion of the apartments. This trail system should be underway with the apartment construction. As development approvals continue, the Commission will want to continue to ensure that there is a strong pedestrian and bicycle connection between the many facets of the project continue and the internal trail system gets completed.

9. Some improvements we are looking for the developer to commit to during this next phase of development include completion of the walking trail; completing the final pavement (along Cedar Ave heading south), removal of structures on site such as the old barns and the vacant houses along Buckland Road and completing the water loop as required by the Fire Marshal and CT Water.
10. Prior to any actual building or site construction, a full site plan of development that is in conformance with the approved general plan must be submitted and approved by the Commission as well as the Inland Wetlands Agency and the WPCA. The site plan will include all of the engineering details as well as final building design and site layout.
11. If this General Plan is approved, Planning Dept. requests that the general plan be updated to reflect construction that has occurred and building design changes that have been made).
12. All of the conditions of the 2014 general plan approval will remain in effect

Town Engineer Doolittle had no staff comments.

Chairman Bazzano asked for comments from commissioners.

Vice Chairman Pacekonis made a request that at this point in the overall plan for the tree between the two houses to be removed. The two houses are dilapidated and should also be removed. The barn is mowed within ten feet of the structure and looks shabby. He asked if there is a plan for the barns on site. Mr. Lamson stated the two good barns have been offered to local farmers but they have found no one to take them so they may need to be demolished. The Vice Chair noted the Binder Course is not completed and will not last if not completed. Mr. Lamson clarified it to be the stretch from the end of Old Navy up to Cedar Avenue by Ellington and has been made worse by curb cuts put in for the Wapping Fair.

Chairman Bazzano noted a lot of office and retail space will be lost while gaining residential and asked about the retail in the residential square which Mr. Lamson described.

Secretary Commissioner Dexter asked if the plan for a restaurant cluster was still active. Mr. Lamson stated it is still under discussion as an option.

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

The Commission notes that this approval is for a General Plan of Development, which does not address all engineering and site design details.

1. Site Plan of Development approval is required prior to construction, per Section 4.2.15.D of the zoning regulations. Construction phasing must be included on Site Plan of Development if appropriate.
2. At the time of site plan submission, the Commission will review all specific details of the project, including, but not limited to, the following concerns raised during the General Plan of Development update application process:

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- Completion of the water loop for the site;
 - Completion of final pavement (from Cedar Avenue heading south);
 - Removal of structures on site such as the old barns and vacant houses along Buckland Road;
 - Timeframe for completion of the walking trail;
 - Establishment of a road network from the new proposed Independent Living Facility to Cedar Avenue so that there are two primary access points to the new proposal.
3. Updates to the general plan should reflect current conditions on site.
 4. No building permits will be issued until any required OSTA certificate has been issued (per CGS §14-311).
 5. All approval conditions of the March 11, 2014 for Appl. 14-09P, Evergreen Walk General Plan of Development remain in effect.

Commissioner Kuehnel seconded the motion.

The motion carried and the vote was unanimous.

- 4. Appl. 17-14P, Airborne LLC-** request for a Special Exception to Table 4.1.1A and site plan of development to operate a cheerleading and tumbling training facility, utilizing approx. 8,000 sq ft of the existing facility, at 85 Nutmeg Road South, I zone

Vice Chairman Pacekonis made a motion to approve with the following conditions:

1. This approval is for Airborne Training Facility to be located in approx 8,000 sf of the existing building at 85 Nutmeg Road South as shown on the approved site plan.
2. Hours of operation of this business will be: 10 a.m. – 8 p.m. weekdays; 10 a.m. – 6 p.m. weekends.
3. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
4. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
5. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
6. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
7. A building permit is required for the change of use. The fire marshal's office and building department must be consulted regarding changes to the interior of the building and the specific building codes that must be adhered to.

Commissioner Kuehnel seconded the motion.

The motion carried and the vote was unanimous.

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- 5. CGS 8-24 Referral** regarding the purchase of approximately 18 acres of open space on Sand Hill Road and Nevers Road (known as the Collins Sledding Hill)

Director of Planning Lipe showed an aerial view of the property.

Town Engineer Doolittle described the site and indicated it will continue to be used as a sledding hill.

The Commission reached favorable consensus to move ahead with the purchase of the 18 acres of open space on Sand Hill Road and Nevers Road, known as the Collins Sledding Hill.

- 6. Appl. 16-59P, Sunset Hill Estates** - In accordance with the requirements of the Connecticut General Statutes and the Planning Zoning Commission approval, the fee in lieu of open space for the above-referenced subdivision is set at \$46,750.00 which represents 10% of the appraised value of the subdivision land prior to subdivision approval

Director of Planning Lipe described the fee and how the funds are used.

Commissioner Kuehnel made a motion to approve

Commissioner Bonzani seconded the motion.

The motion carried and the vote was unanimous.

- 7. Preliminary discussion with Monty Victor** regarding adding Home “Farm Breweries” in the residential zones (see attached request)

By email request Ms. Victor rescheduled the discussion to the next regularly scheduled meeting.

BONDS: Callings/Reductions/Settings

- 1. Appl. 15-28P, Regional Distribution Center E&S Bond** in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.
- 2. Appl. 16-21P, Import Wholesale LLC Landscape Bond** in the amount of \$3,000 to be reduced by \$3,000 to leave a balance of -0-.

Commissioner Kuehnel made a motion to reduce the above mentioned bonds. Secretary Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

MINUTES: 4/25/17 approved by consensus.

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 17-19P, Wapping Fair - request for renewal of a five (5) year permit period commencing in 2017 to hold the annual Wapping Fair on property located westerly side of Brookfield Street, northerly side of Troy Road, RR zone

OLD BUSINESS:

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES
2017

-13-

MAY 23,

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

OTHER BUSINESS:

Director Lipe asked the Commission for suggestions for new members to join the Architecture and Design Review Committee (ADRC) as alternates.

Director Lipe described a request from Julie and Peter Lund to change their temporary and conditional approval for Julie's Barks and Bubbles to a permanent approval. The Commission agreed it could be considered as an amendment to the use table that will be going to public hearing.

Vice Chairman Pacekonis made a motion for the meeting to go past 10 p.m.

Commissioner Kuehnel seconded the motion.

The motion carried and the vote was unanimous.

Director Lipe described a change order request for small scale auto detailing at 240 Chapel Road. The Commission reached consensus to move ahead with change order.

Town Engineer Doolittle reported work will begin on Avery Street tomorrow, May 24th, where many trees which have been marked will be taken down. Sidewalks will begin to be installed in June.

Secretary Commissioner Dexter asked about the sidewalks planned for the four corners at the Congregational Church.

Commissioner Parrott asked who can be contacted for clearing very high grass which has reduced visibility while turning at the corner of Oxford Drive and Abbe Road.

Vice Chairman Pacekonis and Commissioner Bonzani noted the outdoor display at Lowes has spilled out into the parking lot toward Target.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 10:08 p.m. was made by Vice Chairman Pacekonis

Seconded by Commissioner Bonzani

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo

Recording Secretary