

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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NOVEMBER 14, 2017

MEMBERS PRESENT: Bart Pacekonis, Kevin Foley, Frank Bonzani, Stephanie Dexter, Kevin Greer, Bill Flagg, Stephen Wagner

ALTERNATES PRESENT: Michael LeBlanc

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

REGULAR MEETING / MADDEN ROOM

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

PUBLIC PARTICIPATION:

Acting Chairman Pacekonis voiced appreciation and recognition for the commissioners no longer serving: Gary Bazzano and Betty Kuehnell, and appreciation for everyone who shows up and participates. PZC has always acted as a non political body and with intention will continue that way. The Acting Chair thanked Michael LeBlanc and Teri Parrott for their service as alternates and Town Council Liaison Jan Synder for attending just about every meeting.

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

1. Annual Organization Meeting

• Election of Officers

Commissioner Flagg nominated Bart Pacekonis for Chairman.

Seconded by Commissioner Wagner

The motion carried and the vote was unanimous.

Commissioner Dexter nominated Kevin Foley for Vice Chairman

Seconded by Commissioner Greer

The motion carried and the vote was unanimous.

Commissioner Wagner nominated Frank Bonzani for Secretary

Seconded by Commissioner Dexter

The motion carried and the vote was unanimous.

• Review of Bylaws

Commissioner Wagner suggested a change to Article VIII Election of Officers - Section 4, regarding vacancies, to include the last sentence of Section 1 which reads, 'In no instance shall the election be delayed by more than two regular meetings, at which time a quorum of elected officials shall suffice for election of officers.'

Commissioner Dexter made a motion to add the last sentence of Article 8 Section 1 to Section 4.

Seconded by Vice Chairman Foley

The motion carried and the vote was unanimous.

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Commissioner Wagner suggested a change to Article X Disqualification that a member of the commission could represent their own personal residence before the commission. Director Lipe stated she would research the suggestion but thought there were restrictions for planning commission members that would require a commissioner to have representation on their behalf. Chairman Pacekonis cited an example. Commissioner Wagner asked if it applied to appearing before other commissions or boards.

Commissioner Wagner suggested changing a reference in Article XIV Minutes – Section 1 to ‘may be taped’ to ‘shall be recorded by a sound recording device’. Director Lipe stated the reference to ‘tape’ will be updated to ‘sound recording device’ where it appears in the bylaws.

Commissioner Greer made a motion regarding Article IX Meetings, to start at 7 p.m. rather than 7:30 p.m. Vice Chairman Foley seconded

Chairman Pacekonis indicated his meetings schedule would not allow an earlier start time and would vote against the motion. Secretary Commissioner Bonzani agreed.

Commissioner Dexter stated if it is not possible to start at 7, the meetings should have a hard stop at 10 p.m. according to the bylaws. Vice Chair Foley and Commissioner Greer agreed.

The vote was called. The motion failed 3 in favor and 4 against. Commissioners Greer, Foley, and Dexter voting for and Commissioners Bonzani, Wagner, Flagg, and Pacekonis voting against.

- **Review of 2018 Meeting Dates**

Commissioner Wagner made a motion to approve the 2018 Meeting Dates as submitted.

Seconded by Secretary Commissioner Bonzani

The motion carried and the vote was unanimous.

2. Informal Discussion with Craig Kochanski regarding zoning regulations for duplexes (see attached)

Mr. Craig Kochanski, 30 year resident of South Windsor now residing in Broad Brook, distributed a handout to commissioners with a request to revise Article 7.5 of the zoning regulations to allow duplex dwelling units in a commercial zone with the provision that each lot be reviewed on a case by case basis.

Mr. Kochanski described Troy Road where duplexes are allowed in the residential zone but not in the commercial zoned area where residential housing is contiguous to or across the street. The change would create a transition into the commercial area of Troy Road rather than having commercial buildings across from the residential capes and colonials.

Director of Planning Lipe gave staff comments stating there is a very limited area where this change would be applicable. Chairman Pacekonis noted the POCD encourages a variety of housing in town and spoke in favor of the change.

Commissioners discussed the request and reached consensus for Mr. Kochanski to come forward with a text amendment with limitations of one duplex per lot; not to be applied to arterial roads; minimum lot size requirements and coverage restrictions similar to residential zones.

3. Request for use determination for a car transport facility, ‘Carvana’, at 13 John Fitch Boulevard, GC zone (see attached letter)

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Mr. Christopher Antone, director of real estate for Carvana in Tempe AZ, stated they are in lease negotiations for 13 John Fitch Boulevard for their online car sales company. The business was described with hubs across the country serving their distribution center in South Jersey.

Director of Planning Lipe gave staff comments stating the property has its frontage on Burnham Street and that is where car carriers would enter and exit the property. The property has had a history of a car vendor transport lot with a maximum of 75 cars. Vanessa MacDonald from Carvana previously indicated they would not need motor vehicle licensing from the State of Connecticut and would be cleaning up the site. This would be basically an automotive use in a commercial zone. Mr. Antone indicated all the inventory would be temporarily stored behind their fence line with multi-car haulers coming on site.

Vice Chairman Foley verified trucks would have to be coming in off Burnham Street. Mr. Antone stated they intended to be entering from John Fitch Boulevard from the interstate.

Commissioner Flagg described the 20' width of Route 5 and a telephone pole located at the corner which will interfere with the safe turning of a multi-car carrier which would block traffic flow on the road. Vice Chairman Foley verified it is not possible to safely maneuver multi-car haulers from John Fitch Boulevard. Access and egress should only come from Burnham Street. Single car carriers could use either entrance.

Commissioner Flagg described the condition of the site which he had visited and asked about hours of operation. Mr. Anton stated their staff would likely be working all hours with their logistics network 24 hours a day.

Commissioners reached consensus that it is a permitted use of the commercial property but due to the site constraints multi-car carriers should not enter or exit from John Fitch Boulevard. Any signage would require a permit and any lighting changes would have to be reviewed for code compliant full cut-off lighting requirements.

General discussion of planning initiatives for 2018

Director of Planning Lipe stated a basic application has been created for the Temporary Health Care Structures which will require a zoning permit sign off.

With the latest revisions to the CGS 8-30G affordable housing law, municipalities are required to create a 5-Year Housing Plan. Lipe noted that approximately 15 years ago PZC sub-committee prepared a report regarding the status of housing prices and stated a similar evaluation could be done as a starting point for a Housing Plan. A consultant may need to assist in a self audit to determine exactly where the Town is with the affordable housing number so that a moratorium can be applied for in the future when the threshold has been met.

Director Lipe indicated that questions periodically arise as to uses permitted in the I-291 corridor zone and looked for clarification on permitted uses in the zone. The goal of the regulation was to allow light industry service and commercial such as high tech medical and IT office parks but housing and distribution facilities were not intended for the zone.

Industrial zone building heights will be discussed in coming meetings.

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Updates to the Implementation Plan for the Town Plan of Conservation and Development (POCD) will be going out to commissioners for review.

PZC sponsored text amendments will be addressed at the December 12th meeting.

BONDS: Callings/Reductions/Settings

IWACC Bonds

1. Appl. 17-16P, 150 Sullivan Avenue Clearing Plan, E&S in the amount of \$2,000 to be reduced by \$2,000 to leave a balance of -0-.

Secretary Commissioner Bonzani made a motion to reduce the above mentioned bond. Commissioner Wagner seconded the motion. The motion carried and the vote was unanimous.

Subdivision/Site Bonds

2. Appl. 16-28P, Clark Estates II in the amount of \$472,593 to be reduced by \$354,593 to leave a balance of \$118,000* (*Maintenance bond to expire 11/14/18).

Vice Chairman Foley made a motion to reduce the above mentioned bond. Commissioner Flagg seconded the motion. The motion carried and the vote was unanimous.

3. Appl. 17-19P, Wapping Fair in the amount of \$20,000 to be reduced by \$5,845 to leave a balance of \$14,155.

Vice Chairman Foley made a motion to reduce the above mentioned bond. Commissioner Dexter seconded the motion. The motion carried and the vote was unanimous.

Landscaping Bonds

4. Appl. 05-21P, Four Seasons Painters, in the amount of \$1,000 to be reduced by \$1,000 to leave a balance of -0-.

Commissioner Greer rescued himself from voting on the bond.

Chairman Pacekonis appointed Alternate Commissioner LeBlanc to be seated for Commissioner Greer for the vote.

Vice Chairman Foley made a motion to reduce the above mentioned bond. Commissioner Dexter seconded the motion. The motion carried and the vote was unanimous.

OLD BUSINESS:

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 17-39P, Kuhns Family Properties LLC.** – request for a two year temporary and conditional permit for the storage of up to 50 campers on property located at L001 and L002 Schweir Road, I zone
2. **Appl. 17-40P, Metals Testing Company** – request for a temporary and conditional permit for a 4,446 sf temporary canopy storage structure, on property located at 80 Kimberly Drive, I zone

MINUTES: 10/10/17 approved by consensus

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:15 p.m. was made by Commissioner Flagg

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Seconded by Commissioner Dexter
The motion carried and the vote was unanimous.

Respectfully Submitted,
Lauren L. Zarambo
Recording Secretary