

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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OCTOBER 27, 2015

MEMBERS PRESENT: Bart Pacekonis, Viney Wilson, Kevin Foley, Elizabeth Kuehnel, Billy Carroll
(arrived at 7:36 p.m.)

ALTERNATES PRESENT: Stephanie Dexter, Bill Flagg

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

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 15-56P, Fraize Temporary Storage Containers** – request for a 2-year temporary and conditional permit to allow placement of two storage containers units connected by a shed roof, on property located at 825 Clark Street, RR zone
2. **Appl. 15-57P, Mannarino Builders, Inc.** – request for a Zone Change of approximately 8.75 acres from Rural Residential to Designed Residence Zone and a General Plan of Development for a 26 unit development to be known as ‘Clark Estates II’, on property located on the easterly side of Clark Street, approx. 480+/- feet north of Burnham Street

PUBLIC HEARING - Postponed to November 10, 2015 by applicant request.

1. **Appl. 15-46P, Evergreen Walk Lifestyles Center Drive-Through Text Amendment** – request to add Buckland Road Gateway Zone “Section 4.2.5.E under Permitted Uses” to allow drive through facilities subject to specific Design Standards listed; modify “Section 4.2.6.G Prohibited Uses” to delete the prohibition of Drive-through windows; and to add to “Section 10 Definitions” a Drive-Through definition (**Continued from 10/13/15 and postponed to 11/10/15 by applicant request**)

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: The Chairman opened the Regular Meeting at 7:31 p.m.

Chairman Pacekonis appointed Alternate Commissioner Dexter to be seated for Commissioner Carroll and Alternate Commissioner Flagg to be seated for Commissioner Bonzani. When Commissioner Carroll arrived Commissioner Dexter was then appointed to be seated for former Commissioner Marrero’s vacancy.

PUBLIC PARTICIPATION: none

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

1. **Appl. 15-50P, Christine Cassettari dba Chrissy’s Hair Studio** - request for renewal of a five year major home occupation for a hair salon on property located at 1483 Ellington Road, RR zone

Ms. Christine Cassettari presented the request for renewal.

Director of Planning Michele Lipe gave staff comments:

1. This is an application for a renewal of a 5-year major home occupation permit to operate a hair salon at 1483 Ellington Road, RR zone. This is the applicant’s fourth renewal.
2. In approving the original application, the PZC required several site improvements that have been accomplished and also placed several conditions of the original approval including:
 - ◆ Operation of this salon is restricted to the present owner;
 - ◆ Retail sales of hair products are restricted to incidental sales to hair customers

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- ◆ Hours of operation are limited to Tuesday – Friday, 9:00 a.m. – 5:30 p.m.; Saturday, 9:00 a.m. – 3:30 p.m.; Sunday and Monday closed
- 3. Since that time the applicant has indicated that she operates less hours than the current approval. Her current hours are Tuesdays and Thursdays 11 am – 7:30 pm and every other Saturday from 8 –12.
- 4. Public sewer and water serve the existing house.
- 5. The parking requirement is being met within the existing driveway.
- 6. The applicant has a sign on the property.
- 7. If this application is approved, the applicant would also be required to return to this Commission for renewal upon expiration of the 5-year permit period.

Chairman Pacekonis asked Ms. Cassettari if she wanted to alter her hours of operation. Ms. Cassettari clarified her hours which were amended to Monday –Friday, 9:00 a.m. – 7:30 p.m.

Commissioner Wilson made a motion to approve with modifications:

1. The business must be operated by the homeowner.
2. The permit will expire on October 27, 2020, and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. Hours of operation are Monday – Friday, 9 a.m. – 7:30 p.m.
5. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.

Commissioner Kuehnelt seconded the motion

The motion carried and the vote was unanimous.

- 2. Appl. 15-51P, Nancy Palauskas dba Doggone Beautiful Dog Grooming** - request for renewal of a five-year major home occupation for a dog grooming business at 1162 Ellington Road, A-20 zone

Ms. Nancy Palauskas presented the request for renewal.

Director of Planning Michele Lipe gave staff comments:

1. This is an application for the second renewal to the 5-year major home occupation for her dog grooming business known as “Doggone Beautiful Dog Grooming,” located at 1162 Ellington Road, A-20 zone.
2. The applicant specializes in the grooming of poodles and other small breeds. The hours of operation are three days a week, open some Saturdays with a maximum of four dogs per day.
3. Business generated waste and recyclable collection cannot be included with the residential trash pickup. Adequate arrangements must be made for business refuse disposal.
4. The State Department of Agriculture regulates grooming facilities in homes and has standards including that the grooming area shall be kept disinfected, cleaned and sanitary at all times.
5. If this application is approved, the applicant would be required to return to this Commission upon expiration of the 5-year permit period.

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Chairman Pacekonis asked Ms. Palauskas if she would like to update her hours of operation. Ms. Palaukas clarified her hours which were amended to Monday – Friday, 9 a.m. – 9 p.m.

Commissioner Flagg made a motion to approve with modifications:

1. The business must be operated by the homeowner.
2. The permit will expire on October 27, 2020 and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. Hours of operation are Monday – Friday, 9 a.m. to 9 p.m.
5. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.
6. Any new building, or alteration/additions to existing buildings and signage, requires a building permit prior to start of construction.
7. Business not to be open on Sundays.

Commissioner Wilson seconded the motion

The motion carried and the vote was unanimous.

3. General discussion with Evergreen Walk, LLC General Plan of Development

Mr. John Finguerra described the history of businesses at Evergreen Walk and stated he is encouraged for the future because of Evergreen Walk's stability and the future residences and hotel. There are 60 acres left for development on various parcels.

Mr. Alan Lamson of FLB Architecture gave a power point presentation of the approved developable area. Riparian buffer land will never be developed as a requirement. Concept plans showed 'Unit 8', north of Town Square, to be developed with 60 condominium town homes, some to be handicap accessible. An adjacent parcel could house an assisted living development. The potential of an expanded medical campus was described for 'Unit 16' south of ECHN. Another complex could have a 'restaurant cluster' and 'Unit 5' could offer additional retail at the corner of Buckland and Cedar Avenue. The potential of a trail system on the 95 acres of open space would connect to trails in Manchester and the Major Michael Donnelly Land Preserve. Finally, a different sort of residential project in elevator buildings geared toward working professionals and those over 55 looking for higher end accommodation was described.

Chairman Pacekonis asked about infrastructure and utilities. The demand for water from fire protection was mentioned as an issue to be addressed. The Chairman noted most of the concept is for residential development and asked about the original ratio of commercial to residential. Mr. Finguerra stated 400,000 sq ft of retail has been built saturating the development with more retail than Buckland mall. Evergreen Walk was always intended to be a life style center and full service community. He described traffic improvements which have been under way.

The Chairman asked Commissioners for feedback and concluded the Commission was comfortable with the direction described.

- 4. Discussion regarding the Plan of Conservation and Development as related to sewer access in a dedicated conservation area - requested by Todd Collins, property owner of 432 Foster Road**

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Mr. Todd Collins asked for clarification in the Town Plan of Conservation and Development regarding his property and sewer access.

Director Lipe and Commissioners discussed the property with Mr. Collins who showed a site plan. Ms. Lipe determined it to be a policy decision on part of the Commission. Commissioner Dexter asked about legal implications for setting precedents for other properties in the future. Chairman Pacekonis asked if the two lots requested were to have sewer access would Mr. Collins be willing to put a conservation easement on the rest of the property to accomplish the goal of keeping the area low density. Mr. Collins agreed and offered the Commission permission to tour the property.

The subdivision plan will be distributed to the Commission and Ms. Lipe will follow up with Mr. Collins after the Commission reviews the property.

BONDS: Callings/Reductions/Settings

1. Appl. 13-36P, Sudden Service E&S Bond in the amount of \$2,000 to be reduced by \$2,000 to leave a balance of -0-

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

MINUTES: 10/13/15 adopted by consensus

OLD BUSINESS: *see page 2*

OTHER BUSINESS:

Director Lipe described a request from Attorney Leonard Jacobs from the Hot Leathers store operating at 1017 Sullivan Avenue to add the ability to sew leather materials onto finished products which are produced off-site and sold on-site. Consensus was reached by the Commission to allow for the request with a limited number of sewing machines.

The date for the PZC Holiday Dinner was set for Monday, December 14, 2015.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:40 p.m. was made by Commissioner Carroll
Seconded by Commissioner Wilson
The motion carried and the vote was unanimous.

Respectfully Submitted,
Lauren Zarambo
Recording Secretary