

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

FEBRUARY 27, 2018

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

ALTERNATES PRESENT: Mike LeBlanc, Teri Parrott

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

REGULAR MEETING / MADDEN ROOM

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

The Chairman appointed Alternate Commissioner Parrott to be seated for Commissioner Greer and Alternate Commissioner LeBlanc to be seated for Commissioner Wagner.

PUBLIC PARTICIPATION:

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

- 1. Appl. 18-06P, Simmons Premier Soccer Club** – request for renewal of a 2-year temporary and conditional permit (Section 2.13a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone

Mr. Zachary Simmons presented the request on behalf of his father and applicant Tom Simmons who has rented the fields for Simmons Premier Soccer Club since 2011.

Director of Planning Michele Lipe gave staff comments:

1. Request for renewal of a two year temporary and conditional permit to allow two soccer fields and associated parking on property located at the southwesterly intersection of Sullivan Avenue and West Road, GC zone. Mr. Simmons has been operating at this location since 2011.
2. The applicant originally sought a T & C permit because outdoor recreation is not a permitted use in the GC zone, and the soccer use was originally intended to be a temporary use until such time as the owner proceeded with development plans.
3. The applicant has indicated in the past that the fields would typically be used Monday – Friday from 6:00 PM – 7:30 PM, with games on Saturday and Sunday. In 2014 Mr. Simmons requested approval to use portable lights to allow play after daylight savings time. The PZC granted permission to play with portable lights until 8:00 PM. The applicant is again requesting approval for the use of flood lights on Monday – Friday, from 6:00 PM – 7:30 PM.
4. A 4-foot fence has been installed along portions of Sullivan Avenue. The applicant supplies a port-a-potty and garbage can for the site. The applicant has indicated that they would like to clean up the brush and scrub at the corner of Sullivan Avenue and West Road.
5. The PZC's original approval limited play to one field at a time. To date, parking has not been an issue, however only field has been utilized. The PZC has indicated that he could work with staff and his engineer to accomplish this additional parking if it becomes necessary and in the past we have made that a condition of approval.
6. The applicant put up a free standing sign along West Road. The Commission may want to restrict the number of banners along Sullivan Avenue.
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,

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

FEBRUARY 27, 2018

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, we have no additional modifications to request.

Chairman Pacekonis asked for comments from commissioners who had no questions.

Chairman Pacekonis noted the permit is for temporary and conditional use and asked if there was a plan for moving to another location in the future. Mr. Simmons stated the owner of the property is always looking for other opportunities for the land so they are prepared when and if it happens.

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

1. The Temporary and Condition permit will expire on March 8, 2020, and must be renewed before that time if the use is to continue.
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. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
3. Parking for this use is allowed on-site only. No parking is allowed on public streets or within the right-of-way of public streets, nor on the Town of South Windsor property on the easterly side of West Road. If the parking lot becomes inadequate, use of the fields must be discontinued until adequate parking is provided. If the applicant decides to expand the parking area, a plan must be submitted to Town Staff for review and approval.

Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

2. Preliminary discussion with Alex Koenigsberg of Creative Living Community of Connecticut

Mr. Koenigsberg distributed brochures to commissioners and described Creative Living Community of Connecticut (CLCC) as a 501c3 nonprofit organization started 9 years ago with a focus on agriculture in a farm based residential community for independent young adults and seniors with or without disabilities. Mr. Koenigsberg suggested South Windsor could be a good fit for their sustainability action plan, created in conjunction with Harvard University, which addresses preservation and sustainability of farmland and the fiscal challenges of farming. An initial site plan showed two structures housing 16 units each of one or two bedroom units for 55 to 60 residents, two greenhouses, an area for 20 alpacas, a farmhouse for a farm manager, and ground solar arrays.

Secretary Commissioner Bonzani read an email from Deputy Mayor Andrew Paterna written in support of the project (Exhibit A).

Commissioners asked questions and reached consensus encouraging Mr. Koenigsberg to move forward with finding 10 acres of farmland in South Windsor and to come forward with a specific proposal.

3. Use determination for 420 John Fitch Boulevard (see attached letter)

Director Lipe referenced a letter from Attorney Peter Alter with a request for a use determination for the industrially zoned 420 John Fitch Boulevard to receive mined bedrock to manufacture finished product for the wholesale market. The proposed applicant would be cleaning up the site, leasing adjacent property, and using the existing railroad spur to transport materials.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

FEBRUARY 27, 2018

Commissioners asked questions and discussed the proposed project with Mr. Mitchell Flynn and Mr. John Rondinno of Connecticut Soil, LLC potential applicants for the project.

4. Discussion regarding development of a housing plan as required by Affordable Housing CGS 8-30G

Director Lipe referenced the latest housing data profile for South Windsor for 2018 from Partnership for Strong Communities and a housing plan from the Town of North Stonington which had been sent to commissioners. Affordable housing and latest numbers for school enrollment were discussed. Chairman Pacekonis suggested continuing the discussion over a few meetings to determine whether a subcommittee will be formed.

The Board of Education representatives are scheduled to present preliminary plans for the two elementary schools to the Commission on March 27th.

BONDS: Callings/Reductions/Settings

Subdivision Bonds

1. Appl. 14-58P, Sullivan Avenue Industrial Park in the amount of \$122,000 to be reduced by \$104,600 to leave a balance of \$17,400.

Commissioner LeBlanc made a motion to reduce the above mentioned bond. Commissioner Foley seconded the motion.

The motion carried and the vote was unanimous.

2. Appl. 17-04P, South Windsor Estates (Phase I) in the amount of \$1,649,500 to be reduced by \$1,255,700 to leave a balance of \$393,800.

Commissioner LeBlanc made a motion to reduce the above mentioned bond. Commissioner Parrott seconded the motion. Discussion

The motion carried and the vote was unanimous.

IWA/CC Bonds

3. Appl. 15-48P, One Buckland Center E&S Bond in the amount of \$25,000 to be reduced by \$25,000 to leave a balance of -0-.

Commissioner Dexter made a motion to reduce the above mentioned bond. Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

4. Appl. 16-28P, Clark Estates II E&S Bond in the amount of \$10,000 to be reduced by \$5,000 to leave a balance of \$5,000.

Commissioner Dexter made a motion to reduce the above mentioned bond. Commissioner Parrott seconded the motion.

The motion carried and the vote was unanimous.

5. Appl. 16-28P, Clark Estates II Stormwater Bond in the amount of \$10,000 to be reduced by \$5,000 to leave a balance of \$5,000.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

FEBRUARY 27, 2018

Commissioner Dexter made a motion to reduce the above mentioned bond. Commissioner LeBlanc seconded the motion.

The motion carried and the vote was unanimous.

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 18-06P, Simmons Premier Soccer Club** – request for renewal of a 2-year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone

MINUTES: 1/23/18 approved with the addition that Chairman Pacekonis did not participate in the deliberation or decision for the Russo In-Law Apartment application.

OLD BUSINESS:

CORRESPONDENCE / REPORTS:

A Construction Ordinance was distributed to commissioners and was discussed.

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:02 p.m. was made by Commissioner Dexter
Seconded by Commissioner Foley
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo
Recording Secretary