

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

MAY 8, 2018

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

ALTERNATES PRESENT: Kenny Young

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

PUBLIC HEARING / COUNCIL CHAMBERS

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

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Thursday, April 26, 2018 and Thursday, May 3, 2018.

Chairman Pacekonis appointed Alternate Commissioner Kenny Young to be seated for Commissioner Kevin Greer.

1. **Appl. 18-19P, Musante Enterprises, LLC** - request for a Special Exception to Table 4.1.1.A for a used car dealership (Maximum of 4 cars), on property located at 41 Commerce Way, I zone

Mr. Chris Musante presented the request stating they have been operating in South Windsor for the last 16 years as a full service shop for mostly Porsche brand automobiles. They have a repairers used car dealer's license. All vehicles are housed inside the building with some cars parked temporarily outside during the day. They are seeking approval in order to relocate their business from 1275 John Fitch Boulevard to 41 Commerce Way which they are leasing to purchase.

Director of Planning Michele Lipe gave staff comments:

1. Request for Special Exception to Table 4.1.1A for a used car dealer license to the existing general repairer's license in an existing industrial building at 41 Commerce Way, I zone.
2. The applicant's narrative indicates that the sales will primarily be for existing customers looking to purchase a used vehicle – typically four cars a year are sold and are sold by appointment only.
3. The applicant is looking to purchase the building at 41 Commerce Way and has provided a plan of the interior showing the ability to accommodate 8+ vehicles. There will be no outdoor display of vehicles for sale or outdoor advertising of vehicles.
4. Special exception criteria for used car dealerships 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

MAY 8, 2018

- 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.

5. The site is served by public water and sewer. WPCA approval is not required.
6. If this application is approved, the Planning Department has no requested approval modifications.

Chairman Pacekonis asked for public comment.

No one from the public spoke in favor or opposition.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Wagner asked where any cars parked outside would be located. Mr. Musante confirmed cars will be parked behind the building.

Chairman Pacekonis asked about hours of operation which were indicated as 8:00 a.m.-5:00 p.m., Monday – Friday, and occasional Saturdays by appointment.

The Chairman closed the public hearing at 7:40 p.m.

- 2. Appl. 18-15P, Monroe Tractor** – request for a Special Exception to Table 4.1.1A and site plan of development for equipment sales, service and rentals on property located at 6, 14 and 24 Sandra Drive, I zone

Attorney Peter Alter of Glastonbury presented the application with CT licensed landscape architect Ben Wheeler and project engineer Dane LeBonte, both from Design Professionals Inc., and Mr. Craig Robbins of Monroe Tractor which has locations in New York and Massachusetts. South Windsor would be the first Connecticut location for the equipment sales service company which sells both construction and farm equipment. The three Sandra Drive properties were shown on a site plan and described. The building at 6 Sandra Drive was formally used by Daniels Electric and the two undeveloped adjacent lots are proposed to be developed into an equipment yard for use by Monroe Tractor. It is anticipated 7 to 10 new jobs will be created in the first year of its opening in South Windsor.

Attorney Alter verified application pending signs were posted on the property and submitted copies of abutter notification letters (Exhibit A), the IWA/CC 4/18/18 approval letter (Exhibit B), and seven letters signed in support from Mr. Tim Shepard of 1126 Main Street, Mr. Ross Jalbert of 1005 Ellington Road, Mr. Jay Murtha of 473 and 1280 Main Street, Mr. Howard Slater of 311 Griffin Road, Mr. Andre Charbonneau of 55 Sandra Drive, G&R Marine of 44 Kimberly Drive, and Ms. Kelly Mellen (Exhibit C).

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

MAY 8, 2018

The required 50' buffer to the residential properties on the west was increased to 75' buffer at the time the industrial lots were created and has been maintained as a mature woods buffer since. Attorney Alter described how the application exceeds all requirements for the Industrial zone.

Mr. LeBonte described the three parcels to be consolidated into the 6 Sandra Drive address with access off Kimberly Drive. A second curbcut is proposed. There is a residential condominium to the north, Material Testing and other industrial uses to the east, and the Old Parish Road subdivision with access from Main Street located to the west. Proposed modifications to the existing site are a cross access, loading dock, new signage, and an overhead door to be customized into a double entry door. The trash pad will be away from the residential area. The existing garage has a floor drain served by an oil separator.

The site pitches away from the residential areas toward Sandra Drive and will be maintained by a low impact development rain garden swale to collect stormwater runoff to an elevated outlet control structure. There are no wetlands on site and IWA/CC approval has been received.

Twenty two parking spaces and one reserve space will be provided for employees and customers. Hours of operation were described as 7:00 a.m. to 5:00 p.m. Monday – Friday with customer access from 7:30 to 5:00. Deliveries are expected to be between 8:00 a.m. to 4:00 p.m. from one to two trucks per week delivering 3 – 4 pieces of equipment per truck.

Mr. Wheeler described site lighting for three new 25' high light poles to be located to the west of the sales and storage yard directing light away from residential properties. Conforming to regulations they will have less than ¼ foot candle at all property lines. The LED full cut off, dark sky compliant fixtures will also have back light shields to minimize the amount of light directed toward the residential neighborhood.

Landscaping around the existing building and parking lot will remain unchanged. As many of the mature existing trees in the 75' buffer will remain as possible and are proposed to be supplemented by 63 dark American arborvitae planted along the western edge of the yard and on the eastern side of the existing vegetation. The arborvitae will be 6'-8' tall and spaced at 6' on center which will grow 20'-30' tall and 5'-10' wide at maturity.

The existing sign at the end of Sandra Drive will be replaced as well as the building mounted sign. Both will be permitted and conform to zoning regulations.

The landscape plan will also be supplemented along the Sandra Drive frontage with flowering and evergreen shrubs, flowering perennials and ornamental grass, and a 4' high three rail white fence.

Attorney Alter explained how the criteria for the special exception have been met for the site as well as all the requirements of the zoning regulations for the industrial zone. The Daniels Electric building has existed for a long period of time and the PZC previously approved an additional building on the third lot but it was never built. All traffic will be directed to Route 5 with no access to residential areas. There will be no changes made to the existing utilities on site. Drainage has been reviewed and approved by the IWA/CC and the Town Engineer.

The residential subdivision to the west was developed in the late 1980's at the same time as the industrial subdivision when the buffer between the two neighborhoods was increased from the required 50' to 75'. This 75' buffer will be maintained and supplemented with arborvitae plantings which will increase the buffer in both summer and winter months. Attorney Alter stated property values will not be impacted adversely noting the nearest house in the Old Parish Road subdivision is 235' from the edge of the equipment yard. The service bays of the building are located on the eastern side as far away from the residential zone as they can

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

MAY 8, 2018

be located. The general welfare of the community will be served with the creation of jobs and addition of tax revenue.

Director of Planning Michele Lipe gave staff comments:

1. Request for a Special Exception to Table 4.1.1A and site plan of development for equipment sales, service and rentals on property located at 6, 14 and 24 Sandra Drive, I zone
2. The applicant's narrative states the business includes sales, rental, service, repairs of new and used agricultural and construction equipment. The applicant narrative provides a list of potential equipment that could be on site including, but not limited to: loaders, crawler dozers, excavators, compaction equipment, tractors, harvesters, planting equipment etc. They have also provided a breakdown and percentage of types of equipment intended to be stored on site.
3. Equipment sales and service are permitted by Special Exception in the Industrial zone. Criteria for approval 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 and/or within a particular use category are satisfied.

4. The applicant's narrative states hours of operation are to be Monday through Friday 7:00 AM – 5:00 PM with equipment deliveries generally between 8:00 AM and 4:00 PM.
5. The applicant is proposing to use the existing building for repairs. An overhead door on the easterly side of the building allows access into the warehouse area for repairs. The parking of equipment to be

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

MAY 8, 2018

repaired is shown in front of that area. My understanding is that there will be equipment repaired outside, only within the building and would recommend a condition to that affect.

6. The equipment yard is proposed on the two parcels south of the existing building and is proposed to be behind a 4' foot high vinyl three rail fence with landscaping bushes and shrubs along the length of their frontage on Sandra Drive. Two curb cuts are being added to allow for a one way pattern through the equipment yard.
7. These properties abut up to the A-40 residential zone and are subject to the buffer requirements. This situation is a little unusual in that when the original subdivision was approved in 1987, the developer offered a 75 foot buffer area in addition to the 25 foot rear yard. This plan complies with those setbacks and the applicant has proposed a row of arborvitae to accomplish the screening of the activities on site.
8. The applicant is entitled to both a free standing sign and a building sign with the issuance of a zoning permit.
9. There are no regulated wetlands on the property. The applicant received IWA/CC approval for the erosion and sedimentation plan on 4/18/18 requiring a bond in the amount of \$5,000 for installation and maintenance of erosion and sediment controls on the site; and a bond in the amount of \$3,000 for installation of the stormwater system.
10. The Fire Marshal has reviewed the plans and does not have any concerns.
11. The site is serviced by public water and sewer. Water Pollution Control Authority approval is required for the change of use.
12. If this application is approved, the planning modification requests a condition requiring the properties to be combined by deed as the use is being approved as a single lot.
13. There are no Engineering comments.

Chairman Pacekonis asked for public comment in favor of the application.

No one from the public spoke in favor of the application.

Chairman Pacekonis asked for public comment in opposition or with concerns.

Mr. Stan Grivers of 32 Old Parish Drive which abuts the Sandra Drive properties asked what the loading dock will be used for and the traffic pattern on site and the pattern of equipment usage. A major concern of the neighbors is noise. Mr. Brian Beckwith of 53 Old Parish Road asked about the grade of the slope from their neighborhood to the site. Vice Chairman Foley stated there is a gradation change of about 3 ½' shown on the plan. Mr. Grivers asked about their rental services and how do rentals affect the numbers of deliveries and traffic pattern described in their narrative.

Mr. Beckwith distributed a letter to commissioners which was read into the record signed by twelve neighbors opposing the application: Patrick and Zane Colabrese of 11 Old Parish Drive, Gary Lee of 18 Old Parish Drive, Stanley and Lisa Grivers of 32 Old Parish Drive, Earl and Janet Moores of 40 Old Parish Drive, Brian and Kristina Beckwith of 53 Old Parish Drive, John Henderson of 1668 Main Street, Adam and Angela Grieve of 27 Oxbow Lane, Nathaniel Mays of 30 Oxbow Lane, Pete and Laila Haswell of 43 Oxbow Lane, Steve and Patricia Roback of 44 Oxbow Lane, Mario and Juliana Costa of 55 Oxbow Lane, and Alan and Heather Venitosh of 6 Old Parish Drive (Exhibit D).

A document titled 'Old Parish Dr. & Oxbow Lane Neighborhood Detailed Concerns' was distributed to commissioners (Exhibit E). Mr. Grivers stated the proposed industrial use abuts a residential neighborhood

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

MAY 8, 2018

and the type of business proposed will cause noise pollution, visual blight and light pollution impacting quality of life and property values. The description in Monroe Tractor's narrative does not include rental of equipment and underplays their large construction equipment business as shown on their website.

Photographs of Monroe Tractor's Wooster Massachusetts site were included in the document. Mr. Beckwith noted the narrative does not limit the size of the equipment to be offered in the future. Mr. Grivers stated noise pollution could be unbearable from equipment maintenance and being moved around the site. They stated they visited the Wooster location on two occasions and witnessed deliveries and yard activity that generated a lot of noise. Pictures were shown of their visit showing equipment maintenance being done outdoors. OSHA required back alarms will be piercing and pervasive in their backyards. Pictures were shown of the 75' buffer zone of trees offering limited abatement of visual blight and light pollution and that will offer no noise abatement to the neighborhood because of the sparseness of trees. Pictures were also shown of unkempt equipment storage in the Woburn and Wooster locations. Mr. Grivers stated the proposed planting of arborvitae on the western edge of the property is not sufficient because they will not abate noise or visual blight and will have a poor chance of survival due to a lack of sunlight under the tree canopy.

Mr. Beckwith stated their neighborhood does abut an industrial park and they are pro-business but are opposed to this type of business operation which will impact residences visually and with noise pollution. The proposed location will be far closer to their residential neighborhood than any other Monroe Tractor location is to other residential areas. Mr. Beckwith requested the PZC deny the application or consider modifications to an approval reading a document titled 'Proposed Plan Modifications' which was distributed to commissioners (Exhibit F). Option A, in place of the row of arborvitae along the 70' buffer line, is to construct a 4' high earthen berm with an 8' high wooden stockade fence atop the berm to be installed along the 75' buffer landscape line for 14 and 24 Sandra Drive and install the fence only along the 6 Sandra Drive line. Specific qualities of the fencing were described and photos of other berms shown. Option B is to run the same type of fencing the entire 75' length of the properties without the berm. Option A is preferable to Option B. The berm, fencing, and arborvitae need to be maintained into perpetuity. Relocation of the elevated loading dock from the middle of the property to the southeast corner of the property was requested along with reducing hours of operation to 7:30 a.m. to 5 p.m. with no weekend or holiday business operations or deliveries.

Mr. Patrick Colabrese of 11 Old Parish Drive distributed packets to commissioners of aerial photographs showing how close the industrial site is to their homes and of Monroe Tractor's other location's proximity to residential areas (Exhibit G). The Business Development Section 8 of the POCD was referenced with the goal of attracting development consistent with the character and scale of its surroundings which has not been met by this application. It uses industrial land for commercial use. The 7-10 employees do not increase employment opportunities for the town. Property taxes are not increased by combining three lots into one. Significant tax revenue is reduced from the abutting residential properties which will be devalued. The proposed site lighting will add to the existing lighting in the area to impact the residences. Mr. Colabrese stated the proposal fails to fulfill the requirements of 7 of the 14 criteria for a special exception indicating adverse environmental impacts of dust, light and noise with traffic for deliveries moving in and out of the property weekly being impactful and affecting the surrounding property values and tax revenues to the Town. The balance of community acceptance and community needs was questioned. Mr. Colabrese asked the commission to deny the application based on the POCD and to imagine the impact of this business' practices on their own homes and families.

Mr. Nathaniel Mays of 30 Oxbow Lane who has commuted for the last 24 years to Cambridge where he is a dean asked the commission to protect the welfare and quality of life that South Windsor provides to its residents.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

MAY 8, 2018

Chairman Pacekonis asked for comments from commissioners.

Commissioner Flagg asked about the survival of arborvitae in the buffer and where the equipment for sale or rental would be demonstrated on site. Mr. Robbins, who will be the branch manager for the South Windsor location, replied there would not be product demonstrations on site. Mr. Wheeler described the arborvitae and indicated when the lots are cleared and canopy is reduced, the arborvitae will thrive.

Secretary Commissioner Bonzani asked about the raised loading dock. Mr. Robbins described its use for new equipment coming from the factory which would arrive once or twice a week. Forklifts will not go into the trucks but are used to move equipment around the site. The traffic pattern was described using two curb cuts. Rental of equipment is offered for the purpose of sales and is usually held for six months although some daily rental is possible. The size of the equipment to be housed on site was verified as smaller and what is generally sold in the state.

Mr. Robbins stated he understands the concerns of neighbors with the photographs of their two Massachusetts locations. The dealer in Massachusetts was Case of New England which Monroe Tractor purchased last June when both stores were located within Sunbelt Rental stores. Six weeks ago Monroe Tractor moved from the Sunbelt office in Shrewsbury to Wooster. The move was made in haste to meet their contract which affected the condition of the yard. They have only been at the Wooster site for 6 weeks and are underway with the cleanup. The Woburn location is a parts only location with all the equipment shown in the pictures owned by Sunbelt Rentals. Mr. Robbins confirmed they will not be doing any outdoor equipment maintenance except when a piece of equipment will not start in order to bring it indoors. They are not open on weekends but in the case of emergency may open for a machine or part. Most of the larger equipment is serviced offsite.

Commissioner Bonzani asked if they could have a start time of 7:30 a.m. stating 7:00 a.m. is early for equipment to be starting with back up alarms. Attorney Alter stated the hours for public and customers is 7:30 with employees arriving at 7:00. The commissioner noted 7:00 a.m. would be the time equipment would start up and asked if the stock is new or newer equipment since new equipment is much quieter but back up alarms are loud. The Attorney noted over 80% of their equipment is brand new. He confirmed the aerial lifts shown in photographs are owned by Sunbelt Rentals and there will be no aerial lifts on the South Windsor site.

Vice Chairman Foley asked if the grading of the parking lot could be dropped down 2 feet to 1% which could offer more shielding of the site. Mr. Wheeler described the storage yard as composed of compacted millings and designed for surface flow with a grade of 2%. Any less would be less than ideal for the drainage of the site. The Vice Chairman asked if the loading dock could be relocated. Attorney Alter stated they have to comply with setback regulations of 35' front yard setback. Mr. Wheeler consulted with commissioners on the plans and stated the trailers that typically bring equipment to the site are about 50' long in addition to the cabs and will stick out into Sandra Drive if the dock is moved to the southwest corner.

Commissioner Dexter noted the time and effort neighbors put into suggesting modifications and asked if the applicant had time to review them. Attorney Alter stated 28' of clearing would have to be cut out of the buffer in order to grade a 4' berm. The three examples of berms provided by the neighbors are from larger sites measuring over 25 to 30 acres with large buildings. The berm suggestion is not practical for this site. The proposed arborvitae are intended to provide a green buffer 12 months a year. If the neighbors prefer an 8' high wooden stockade fence in place of the arborvitae and the commission sees it a more appropriate approval condition the applicant will install it but does not think it is a better solution for the buffer. Commissioner Dexter questioned how many of the criteria from Section 8.4 for special exceptions are being met.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

MAY 8, 2018

Attorney Alter noted there is no evidence in a change in property values. Both the industrial and residential subdivision grew up in the same time period. The argument that it is not an industrial use is not correct because the use is allowed in the Industrial zone by special exception by the commission. This permitted use does not change the character of Oxbow Lane or Old Parish Road which is a separate distinct neighborhood separated by a 75' swath of trees. The back of the nearest house is 235' to the edge of the proposed equipment yard. The applicant has come forward with a plan to add additional screening in the 75' buffer. The proposed dark sky compliant lighting design with less than ¼ foot candle at the property line will not impact bedrooms 330' away. The applicant is presenting a best management practice plan for lighting, storm drainage and operational methods for a use allowed in the Industrial zone.

Commissioner Wagner voiced appreciation for noise concerns brought up by the neighboring properties. The hours of operation, if adjusted, will help impact the lives of the residents. The commissioner went over the photographs submitted by the neighbors with Mr. Robbins who confirmed the larger equipment can fit in the bay to be serviced inside the building and stated they do not deal with aerial lifts or cranes. Vice Chairman Foley clarified the equipment to be sold and serviced can only be brought in by a low bed. The state's bridge heights dictate the size and if it fits on a low bed it will fit through their door. Commissioner Wagner confirmed in order to build the equipment lot trees will need to be cleared to the limit of the 75' buffer which will reduce the canopy and be less of a problem for the arborvitae. Mr. Wheeler stated the canopy will tend to grow out over time and can be pruned by Monroe Tractor if necessary.

Secretary Commissioner Bonzani asked about photographs of equipment with booms erect. Mr. Robbins stated that is not how they store their equipment and Attorney Alter stated there can be an approval conditional to prevent booms left extended for any period of time.

Chairman Pacekonis asked what percentage of the business is rental. Attorney Alter stated less than 10% including long term rentals. The Chairman asked about the loading dock, its traffic pattern and nearby fuel tank. Mr. LeBonte explained trucks will come up Kimberly Drive and go right on Sandra and left into the site then taking a left onto the site's access drive before backing up to the loading dock. The dock is designed with variable height of 4' on the street side and 3' height to the west. There is bollard protection for the nearby fuel tank which is to be double walled and set back a few feet from the loading dock and is protected. The ramp was described. The service side of the building is to the east and the customer entrance access will be to the west. The Chairman asked about a time frame for the lights. Attorney Alter stated the lights can be put on a timer to go off at an hour no later than 8 or 9 p.m. or to dim the lights to stay on; whatever the commission determines. The Chairman asked how many pieces of equipment will be on site and how many can be serviced at any one time. Attorney Alter indicated the starting inventory will be approximately 30 pieces. There are four double wide doors to accommodate at least four pieces of equipment depending on the size. Mr. Robbins described a single row front and back of equipment in the equipment yard with the smaller equipment maybe 2 deep.

Chairman Pacekonis asked about a landscape bond for the arborvitae. Director Lipe explained landscape bonds are typically held for two planting seasons up to a year. Buffer plantings can be required to be held longer to insure establishment. A buffer is part of a site plan approval so if a tree is not maintained there is the ability to do zoning enforcement to require the applicant to establish the buffer if it should fail. The Chairman asked if it would be necessary to clear further than the 75' buffer line if a fence, berm or arborvitae planting is to occur. Attorney Alter stated the plan shows arborvitae planted at the 75' buffer line. The fence would be installed 76' feet from the westerly property line. The idea is to have a 75' green buffer and their proposal is that the last piece of the buffer would be the arborvitae. Mr. Wheeler clarified some clearing could take place to establish a solid row of arborvitae.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

MAY 8, 2018

Chairman Pacekonis commented the hours proposed are not outlandish for hours of operation in an industrial zone which can go 24/7 but he does support a start time of 7:30 a.m. The outside activities are primarily getting equipment off or onto a truck or moving it in for service. The Chairman acknowledged the lengthy presentation from the neighbors and the material they provided for review and appreciation to both the applicant and the residents and stated he would like to go back out to the site for another viewing and asked to extend the public hearing. Chairman Pacekonis stated comments concerning changes in property values are only accepted when accompanied by a professional real estate agent's report.

Vice Chairman Foley voiced the necessity for the dedicated area of the site to be kept orderly as machinery is brought in, serviced and kept on site.

Commissioner Wager read from page 4-3 of the zoning regulations noting that equipment sales, service and rentals are allowed to be in the industrial zone by special exception.

Commissioner Wagner made a motion to extend the public hearing to the next PZC meeting on May 22nd.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

REGULAR MEETING / COUNCIL CHAMBERS

CALL TO ORDER: Chairman Pacekonis called the Regular Meeting to order at 10:28 p.m.

PUBLIC PARTICIPATION: NONE

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

1. **Appl. 18-19P, Musante Enterprises, LLC** - request for a Special Exception to Table 4.1.1.A for a used car dealership (Maximum of 4 cars), on property located at 41 Commerce Way, I zone

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

1. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
2. The building street number must be included on the final plan.
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 outdoor display of vehicles for sale is permitted.

Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

2. **Appl. 18-15P, Monroe Tractor** – request for a Special Exception to Table 4.1.1A and site plan of development for equipment sales, service and rentals on property located at 6, 14 and 24 Sandra Drive, I zone

Public hearing continued until May 22, 2018

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

MAY 8, 2018

- 3.** Preliminary discussion with Four Woods, LLC regarding a housing proposal

Postponed to a future meeting

- 4.** Overview of Sustainable CT program and PZC's role (brochure included in packet)

Postponed to a future meeting

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 18-23P, 150 Sullivan LLC** – request for Site Plan of Development and Special Exception to Table 4.1.1A and site plan approval for three buildings totaling 32,000 sf of retail/office space, on property located at 150 Sullivan Avenue, GC zone
2. **Appl. 18-24P, South Windsor Wellness Center** -request for renewal of a 5-year major home occupation to operate a chiropractic, therapeutic massage and hydrotherapy office on property located at 88 Nevers Road, RR zone
3. **Appl. 18-25P, Keystone Novelties Distributors, LLC** – request for a 2 year temporary and conditional permit (Section 2.13.a) to allow for “tent” sale of fireworks from June 27 – July 5, 2018, on property located at 690 Ellington Road, RC zone
4. **Appl. 18-26P, KAZ Equipment LLC** – request for a 2 year temporary and conditional permit for a temporary structure to house a wash bay on property located at 67 McGuire Road, GC zone
5. **Appl. 18-27P, Doosan Fuel Cell America** – request for a minor site plan modification for an 800 sf storage building, on property located at 90 Bidwell Road, I zone (applicant requests staff approval in accordance with Section 8.6)

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 10:38 p.m. was made by Commissioner Wagner

Seconded by Commissioner Flagg

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo

Recording Secretary