

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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NOVEMBER 10, 2015

MEMBERS PRESENT: Bart Pacekonis, Viney Wilson, Elizabeth Kuehnelt, Kevin Foley, Stephanie Dexter

ALTERNATES PRESENT: Bill Flagg

STAFF PRESENT: Jeffrey Folger, Senior Environmental Planner; Lauren Zarambo, Recording Secretary

APPLICATIONS OFFICIALLY RECEIVED:

PUBLIC HEARING / MADDEN ROOM

Chairman Pacekonis called the public hearing to order at 7:30 PM.

Interim Secretary Alternate Commissioner Flagg read the legal notice as it was published in the Journal Inquirer on Thursday, October 29, 2015 and Thursday, November 5, 2015.

Chairman Pacekonis appointed Alternate Commissioner Flagg to be seated for Commissioner Bonzani and welcomed Commissioner Dexter as officially sworn in as a Commissioner.

- 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**)

Mr. Paul Reinke, Director of Development for Poag Shopping Centers, managing agent for Evergreen Walk, continued the presentation for a drive-through text amendment with changes made in response to Commissioner’s comments received at prior meetings. He distributed revised supporting graphics to the Commission.

Senior Environmental Planner Jeff Folger, speaking on behalf of Director of Planning Michele Lipe, went over Staff proposed revisions to 4.2.16 Design Standards ‘m’ and ‘n’. He indicated the Commission should determine whether striping, as proposed by the applicant, could be used in lieu of curbing, raised islands, and/or landscaping or hardscaping to effectively separate parking areas from queue lanes.

The Chairman asked for public comment.

Mr. Robert Dickinson, resident of Birch Road asked for a provision to be included so that pedestrian and bikers can be served at drive-through windows.

Commissioner Foley spoke in favor of the staff’s recommendations and asked for decorative paving or an equivalent treatment be used rather than striping in order to preserve the quality of Evergreen Walk. He asked at time of site plan that there is adequate room for queuing for 10 vehicles. Mr. Reinke noted the amendment is written for 7 vehicles but will be sure the plans have adequate accommodation for queued vehicles. Commissioner Dexter complemented the applicant on their revised plans. Commissioner Wilson did not want to include the use of striping in lieu of hardscaping. Commissioner Kuehnelt voiced satisfaction with the amendment as revised and Commissioner Flagg asked about the clearance bar heights proposed.

Chairman Pacekonis clarified the numbering of the revised amendment as written by staff. He referred to the suggested 100 foot setback from the right of way and asked how far their drive-through lane was shown to be

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from Buckland Road. Mr. Reinke measured it to be just over 200'. The Chairman asked for the 100' setback to be changed to 150'. He stated he visited a Panera on the Silas Deane Highway and took pictures of the lunch queue which numbered 12 cars. The Chairman voiced comfort in the way the amendment is written which will give the applicant opportunity to demonstrate that will not happen at this site.

The Chairman closed the public hearing at 7:56 p.m.

2. Appl. 15-56P, Fraize Temporary Storage Containers – request for a 2-year temporary and conditional permit to allow placement of two storage container units connected by a shed roof, on property located at 825 Clark Street, RR zone

Mr. Thomas Fraize presented the request for a temporary and conditional permit.

Mr. Folger gave staff comments:

1. Request for approval for a two year temporary and conditional permit for a temporary structure (2 container units with roof) to be used for storage, on property located at 825 Clark Street, RR zone
2. The structure, proposed to be relocated from the adjacent property, is a 35' X 20' storage container and is proposed to be located 21' in compliance with the setback. The applicant has provided both a picture and site map showing its location. The units are approximately 350 feet from the closest residential house.
3. The applicant has expressed his willingness to plant some bushes to screen the unit (facing Ellington Road).
4. 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, 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.'
5. A building permit will be required for this structure.

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

Chairman Pacekonis commented container units are not typically allowed in residential areas and he had previously asked the Director of Planning to include a dimension from the closest residential house so that there will be a precedent if a similar request arises in the future. The distance of 300 feet away was set as a standard condition.

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

Commissioner Dexter asked if the abutting property owners had received notification for the application. Staff replied an advertised public hearing was required for a temporary and conditional permit and a sign had been posted. Commissioner Foley voiced concern about the patchwork appearance of the rear of the structure and suggested painting it to look attractive.

Chairman Pacekonis noted that if the roof is used it will need a building permit. He expressed the same concern about the back of the structure suggesting planting arborvitaes along the rear and to put a finish on the structure that is consistent.

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The Chairman closed the public hearing at 8:06 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: The Chairman opened the Regular Meeting at 8:06 p.m.

PUBLIC PARTICIPATION: none

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

1. Annual Organization Meeting postponed to the next regularly scheduled meeting when all Commissioners are seated.
2. **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**)

Commissioner Kuehnel made a motion to approve with the following modifications:

1. The Planning and Zoning Commission finds that the zone text amendment in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text change is 11/30/15.

The Chairman clarified the motion has been made for the approval of the text amendment as stated in Article 4 as amended and distributed at this evening public hearing.

Commissioner Wilson seconded the motion and clarified it includes the change for the setback from 100’ to 150’ as amended.

The motion carried and the vote was unanimous.

3. **Appl. 15-56P, Fraize Temporary Storage Containers** – request for a 2-year temporary and conditional permit to allow placement of two storage container units connected by a shed roof, on property located at 825 Clark Street, RR zone

Commissioner Dexter made a motion to approve with modifications:

1. The Temporary and Condition permit will expire on 11/3/17.
2. The temporary storage units shall be a minimum of 300 feet from the closest residential house.
3. Temporary buildings require a building permit. Permits must be obtained prior to construction or use of the site.

Commissioner Kuehnel seconded the motion

Chairman Pacekonis added a fourth condition that the structure be a consistent finish with evergreen screening provided to number at least four trees at the rear of the structure which was accepted as a friendly amendment.

The motion carried and the vote was unanimous.

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4. Continued discussion regarding 432 Foster Road and Plan of Conservation and Development as related to sewer access

Both Chairman Pacekonis and Commissioner Foley visited the site and verified the sewer is adjacent to the parcel and can easily be connected. Mr. Folger had previously visited the site when the test pit was done for the septic and stated the water table can come up and could be a challenge. Commissioner Dexter clarified if the sewer access is granted it will be for the two lots described abutting Foster Road.

Commissioner Flagg made a motion to recommend the WPCA amend the sanitary sewer map to include the two properties.

Commissioner Kuehnelt seconded the motion

Commissioner Flagg read the justification for the amendment into the record (Exhibit A).

The motion carried and the vote was unanimous.

BONDS: Callings/Reductions/Settings

1. Appl. 07-69P, Dzen Tree Farm Phase III Subdivision Bond in the amount of \$100,000 to be reduced by \$2,600 to leave a balance of \$97,400. Maintenance to expire 11/10/16.

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

MINUTES: 10/27/15 adopted by consensus

OLD BUSINESS: *see page 2*

OTHER BUSINESS:

The Commission reached consensus not to allow the addition of graphic text art to the exterior of patio and building areas at Nix's in Evergreen Walk as the 'graphic art' constitutes sign messaging.

Flyer for the December 14th Planning & Zoning Holiday Dinner was distributed.

Mr. Folger reported the Barton Open Space property has gone out to bid and has been decided upon for clearing and grating.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 8:28 p.m. was made by Commissioner Wilson

Seconded by Commissioner Flagg

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren Zarambo

Recording Secretary