

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

SEPTEMBER 11, 2018

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

ALTERNATES PRESENT: Mike LeBlanc, Kenny Young

STAFF PRESENT: Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Lauren Zarambo, Recording Secretary

PUBLIC HEARING / COUNCIL CHAMBERS

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

The Chairman called for a moment of silence in remembrance of those lost 17 years ago on 9/11/01.

- 1. Appl. 18-36P, Town of South Windsor Philip R Smith School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 60,656 sf elementary school, on property located at 949 Avery Street (westerly side of Avery Street, southerly of Dart Hill Road), RR zone (Continued from 8/21/18)

Mr. Hugh Pearson of Moser Pilon Nelson, Architects with LRC project engineer Mr. Richard Reynolds continued the public hearing with a power point presentation reviewing the overall site plan of existing conditions and overall plan configuration of the new Philip R. Smith school. The front lawn area will remain as is with some slight changes. The function of the site provides for a main access drive for parent drop-off, visitors and deliveries and dumpster pickups which proceed to the rear of the building and a new bus delivery area designed across the front of the school building. Fire lane with full perimeter access to the building was described. The architecture of the building was reviewed.

Mr. Pearson indicated the Town has been working with increasing enrollment projections since the project was authorized. An elevation of an additional 3 classrooms which may be built on the 2nd floor to accommodate the projected growth was shown to be considered as a bid alternate if budget allows.

Elevations were shown and building materials which were previously reviewed and approved by the ADRC remain unchanged from the last presentation.

The concerns raised about overflow parking for larger school events were addressed with a grass parking area for 71 vehicles that can be accommodated with mountable curbing on the front lawn of the school.

Mr. Reynolds reviewed the existing conditions plan and drainage design. IWA/CC approval for both school projects was received on September 5, 2018. Riprap is being redesigned per IWA/CC commissioner request and has been submitted to the Town Engineer for review. Plans now include the underground detention system per PZC commissioner request. Maintenance requirements and schedules have been provided on the plans. Construction entrances from Avery Street, silt fencing and detention basin grate protection during construction were described.

Changes made to the plans from the previous submission address overflow parking. Access was shown with a mountable curb from the main drive aisle onto the front lawn area. The zoning table has been revised for the overflow parking and revised height. A handicap ramp was shown to be added to the front of the building per PZC commissioner request as well as the stormwater infiltration chamber design details. Mr. Reynolds stated the request for a walkway from Sedgewick Circle to the school is still under consideration but is not really part of the application. The request for maintenance strips to be added around the building is still being reviewed by the school facility staff. Two grease traps have been added with construction details added to

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

SEPTEMBER 11, 2018

detail sheets. Proposed lighting has 12' to 16' height poles with full cutoff fixtures and lighting levels are below required minimum foot candles at the property lines.

Director of Planning Michele Lipe gave staff comments stating a revised narrative had been emailed to commissioners including:

1. A schematic of the overflow parking;
2. A specific proposal for site lighting on a typical day which can be included as an approval condition;
3. Information about the traffic control gates about their intent and how they will open and close;
4. Information about student loading and unloading assisted by school personal; and
5. Signage proposed for the gates to indicate that trails are closed to the public during school hours.

Director Lipe had one question about service delivery traffic. It has been indicated how often garbage and recycling are picked up and deliveries but it is unclear if the main entrance drive will be used or if the delivery traffic would go around the entire building to get to the loading areas. Is the back of the building closed off entirely during school hours?

Outstanding comments to be addressed include:

1. A pathway between Sedgewick Circle and school property;
2. Easement information to be finalized which can be addressed as an approval condition;
3. Plans still need a land surveyor stamp and seal which can be addressed as an approval condition.

Town Engineer Jeff Doolittle gave staff comments:

1. The plans originally specified cast iron warning tiles at all handicap ramps which are not used as the Town standard. The notes on the details page need to be changed to the type of panel used in town to match the plan view which has been changed.
2. The existing painted crosswalk on Avery Street which will be removed and replaced requires a note on the plans.
3. There are still a few flat spots in the driveway, particularly in the parent drop off area, which need to be addressed to avoid ponding/puddling.
4. Final revisions to the drainage are being addressed by the applicant and town staff.
5. Calculations are required for the grease trap for the sizing for drainage.
6. WPCA review and approval are needed.
7. Both drop off lanes in front of the school need to be 12' wide.
8. The sewer lateral to Sedgewick Circle is flat so the slope needs to be increased as much as possible to 2%.
9. The bituminous crosswalk at the curbcut onto the front lawn for overflow parking needs to be increased by making the bituminous thicker or the base thicker so it handles traffic.
10. The asphalt and bike paths should be 10' wide from the street to the school.
11. In the east side of the parking lot there is an extra stop bar and stop sign in the exit lane which could be removed from the southern part of the parking lot.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

SEPTEMBER 11, 2018

Director Lipe noted IWA/CC approval was received on September 5th and as an approval condition a bond has been request for erosion and sedimentation for \$20,000 and for stormwater structures for \$25,000. A copy of the approval letter was submitted for the record.

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

No one spoke in favor of the application.

The Chairman asked for public comment with concerns or against the application.

No one spoke with concerns or against the application.

The Chairman asked for comments from commissioners.

Commissioner Flagg asked about unloading of students at the parent drop off area and could the curb be painted to indicate where drop off should be. Mr. Pearson stated they will take the suggestion into consideration but the solution will need to avoid confusion with the fire lane. Signage could be considered. Fencing along the northwest corner of the property was discussed.

Commissioner Dexter brought up the Park and Recreation Department's concerns about the maintenance of grounds. Mr. Pearson stated the amount of landscaping has been continually reduced throughout the design process but has not been reduced further in order to comply with minimum levels required and stormwater drainage. Mr. Reynolds is under discussion with school facility staff about the possibility of a maintenance mow strip around the building and are considering alternate strategies for the parking islands.

Secretary Commissioner Bonzani asked if the field for overflow parking will be graded for a better pitch especially closer to Avery Street. Mr. Pearson acknowledged the grade but stated they are presently leaving the field as a sloped area. The commissioner noted the present location of the driveway from Avery Street will be changed and suggested keeping the original driveway for use during construction rather than creating the proposed gravel construction driveway. Mr. Pearson stated they will discuss the good idea with the construction manager.

Vice Chairman Foley again brought up the need to minimize the amount of landscape maintenance with the use of a maintenance strip installed around the building and suggested the use of stamped concrete or asphalt in the parking islands. He also stated if the great lawn in front of the school has to be maintained it should be usable as some sort of playing field rather than only parking.

Commissioner Wagner asked about the gates at the rear of the property and access to the trails through the wetlands. Mr. Pearson stated the gates will remain or be replaced if missing and fencing reinforced. Signage will be in place to deter anyone entering during school hours. Access to trails will be maintained but access blocked during school hours.

Chairman Pacekonis discussed enrollment and events with Philip R Smith School Principal Michelle Dixon who commented there are 400 students presently enrolled and with a projected enrollment of up to 415 over the next 6-8 years. They have approximately four evening events annually including an open house, a stem night, a math night and concert. The Chairman asked how there will be enough parking for 400 students with 200 parking spaces and 71 overflow parking spaces on the lawn and will there be staggered times for the events? Principal Dixon stated for the last 6 years all families have been accommodated for every event. The Chairman voiced concern that there is adequate parking and stated if parking becomes an issue there may

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

SEPTEMBER 11, 2018

have to be a reserve plan to split up events and echoed Vice Chair Foley concerns that the loss of athletic fields is an issue.

Chairman Pacekonis asked Mr. Pearson how the pitch of the overflow parking area will be resolved. Mr. Pearson stated the concern for parking is understood and will go back to work with the landscape architect, engineers and the BOE to see if there is a better option for what is available. The Chairman stated this can be addressed as an approval condition or keep the public hearing open if the applicant is willing to give an extension.

Mr. Pearson confirmed the existing fencing through the rear playing field can remain in place by reinforcing any areas which need repair along the property line as it stands today. Concerning the walkway to Sedgewick Circle, the applicant's charge is to provide for the utilities of the school and will be installing the sewer system connection into Sedgewick Circle. By doing so a grass walkway will be created on which people can walk but a paved walkway is not part of the plan currently. The lighting was discussed and described as LED based with programmable levels of light that can be dimmed for less or no activity with some motion sensors or to be turned off at a certain hour. The Chairman requested lighting in the southern section of the site to be lowered to accommodate neighboring residential properties.

Vice Chairman Foley asked if it was a condition or a meeting with the BOE that the front lawn remain as is. Mr. Pearson described the lawn as a pleasant characteristic of the property and the intent has been to leave it as is. It had been considered to use materials from the site to level the lawn area but that would drive the need for fencing and other concerns about balls and kids near the street and driveway. Foley stated he does not want to take away parking but encouraged grading the area to turn it into a usable multi-purpose great lawn which cars can egress and have a 4' fence installed so to prevent balls from going into the street. Chairman Pacekonis asked if parking had been considered along the bus driveway for events. Mr. Pearson stated they have considered single lane of parking parallel to the curb.

The Chairman discussed resolving outstanding issues with the applicant and Director Lipe. Mr. Pearson stated they are willing to keep the public hearing open and indicated a 35day extension will be granted.

The use of stamped concrete as an option in the parking islands was further discussed as to the effect on stormwater calculations, and the use of porous pavement and trees with regard to landscape requirements.

Commissioner Wagner spoke about access to Sedgewick Circle where the sewer line is located behind the security gate used to restrict access to the fire lane during school hours (page C4.0). The commissioner asked that the gate provided is on the correct side of the security gate if it is decided by the school board that access is wanted for the students.

Commissioner Wagner made a motion to extend the public hearing to the next meeting on September 25th. Commissioner Flagg seconded the motion.
The motion carried and the vote was unanimous.

- 2. Appl. 18-37P, Town of South Windsor Eli Terry Elementary School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 66,924 sf elementary school, on property located on at 569 Griffin Road (southerly side of Griffin Road, westerly side of Graham Road), A-20 and FP zone (Continued from 8/21/18)

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

SEPTEMBER 11, 2018

Mr. Hugh Pearson of Moser Pilon Nelson, Architects with LRC project engineer Mr. Richard Reynolds continued the public hearing with a power point presentation reviewing the overall site plan of existing conditions and overall plan configuration of the new Eli Terry school.

The main drive off Griffin Road will be maintained for the entrance of all traffic including buses which will travel around the circle, unload and exit via Graham Road. Fencing will separate play areas from the Graham Road exit drive with gating in place during school hours. Parent drop off traffic will exit out to Griffin Road. That driveway connects to parking and to a southwest entrance for the medically fragile program. Aerial views and building materials which ADRC reviewed and approved were shown.

The potential of enrollment growth has been addressed in the design for two additional classrooms in the southeastern portion of the building to be considered as a bid alternate.

IWA/CC approval was received on September 5th with a condition of approval to reinstate a drainage area.

Mr. Pearson stated after meeting with neighbors it was decided the stockade fencing will be removed and replaced with chain link fencing along the access to Graham Road. The paved walkway has been separated from the driveway leaving buffering landscaping to the sides.

Overflow parking for 80 spaces was shown and described which increases parking from 117 to 200 spaces.

Mr. Reynolds described the stormwater drainage and noted a change in location of an outlet which will preserve a 24" diameter tree which helps slow stormwater flow. Poured pavement will be used in the parking areas. Erosion and sedimentation controls to be used during construction were described.

A gully described at the last meeting is actually a flat grass area which will handle stormwater which will travel along the existing contour path toward the Podunk River.

The overflow parking area will have mountable curbing. Zoning table sheet R1 has been revised to reflect overflow parking and revised building height. The infiltration chamber design has been added to the plan and was described.

The maintenance strip around the building to reduce landscape maintenance mentioned at the last meeting is still under discussion to investigate further.

Grease traps, construction layout and details have been added to plans.

The potential of well contamination has been researched and showed the main contributor as surface runoff. The existing flow for that runoff is from north to south with no potential to flow east to west in the direction of the residential.

The courtyard was described to have the commemorative bricks, a concrete sidewalk, wall seats, planter boxes and a low mow grass seed mix requiring mowing only once or twice a year. Lighting was described.

Director of Planning Michele Lipe gave staff comments stating a revised narrative had been emailed to commissioners including a sketch for the reserve parking area, a site lighting plan and the traffic control gating which will be closed when school is in session and open during off hours.

The Director asked how the gates will be open during the day for service deliveries which are to be coordinated with school personnel. It was indicated buses only would be using the Graham Road access for exiting but when the gating is opened will it be open to automobile traffic or will signage prevent car traffic? Or how would the traffic affect the play yard areas on weekends?

Staff comments include:

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

SEPTEMBER 11, 2018

1. The need for a land surveyor to seal the plans which has been indicated will be done as an approval condition;
2. Any easements need to be included in an easement chart; and
3. Trees to be saved to be noted on the plans and protected on site during construction.

The IWA/CC approval granted on 9/5/18 requires a \$15,000 bond for erosion and sedimentation control and \$25,000 for stormwater systems.

Town Engineer Jeff Doolittle gave staff comments:

1. The 10' asphalt walk to the west of the school needs to be shown, on Sheet C.2.3, connecting to a future 10' walkway to be constructed by the Town as part of the Safe Routes to School project.
2. The round-about near the entrance is going to be controlled by yield signs. This signage needs to be labeled on the sign key.
3. The new 24" outlet to the west side of the school has been revised and needs to be formalized.
4. The swale on the east side of the school needs to be shortened and the pipe extended south.
5. A report is to be submitted about the condition of any remaining drainage pipes.
6. The drainage report needs to be reviewed and revised again according to the changes and to be correct for a 10 year storm. There needs to be a note about the drainage outlets. on Sheet C.3.1
7. The grease traps are shown but need to be labeled more clearly.
8. A 4" temporary domestic line is indicated on the plans for Phase I which needs to be labeled clearly.
9. There needs to be overall coordination shown on the plans between utilities and existing site conditions for the existing school and existing site with the new school and new site because demolition will be underway in phases.
10. Detail Sheet C.5.1 for the warning tiles and accessible sidewalk needs to be revised to reflect Town standard.
11. The bike path coming in from Graham Road needs to be 10' wide rather than 8' wide.

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

No one spoke in favor of the application.

The Chairman asked for public comment with concerns or against the application.

Ms. Gail Noske of 731 Graham Road voiced concern about the safety of the playground and basketball court areas which are very close to the road. Additional parking is always needed but proposed on the baseball fields which will be damaging to the fields and have conflicts when both fields are in use. She asked if every side of the building will have entrances and ramps that will be handicap accessible for a wheelchair. She also asked about the gates and if traffic will flow from Griffin Road out to Graham Road and whether construction noise while school is in session will be a distraction for the students. Ms. Noske stated she preference that the school be built in its original location and also noted students will have to cross the road to go to recess and there are staggered recesses.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

SEPTEMBER 11, 2018

Ms. Ginette Barone of 691 Graham Road voiced concern that residential wells will be impacted during construction, about the play areas, driveway and gating onto Graham Road, and noted advantages of having the new school built in the original location.

Ms. Carol Billig of 585 Griffin Road agreed with the neighbors that the new school would be better built on the current site as is being done for Philip R. Smith school and asked for enrollment numbers for Eli Terry school. She asked for a safety issue to be addressed concerning the bike path which appears to be on the wrong side of the road because students will have to cross the road to get to the building. She repeated her request for information about the dimensions of the new school and voiced concern that increasing parking from 117 to 200 total parking spaces will not be adequate for events when on the first day of school cars parked 6 to 7 deep from the parking lot to the top of the field as well as parking along Griffin Road. She asked if woodchips be used along the back fence of the property because carpenter ants and carpenter bees are attracted to them or will gravel be used. Ms. Billig asked if there will be a phone number to call if programming for the lighting does not work so that lighting can be adjusted at night when residents are trying to sleep.

The Chairman asked for comments from commissioners.

Commissioner Wagner asked if Superintendent of Pollution Control Tony Manfre had been contacted about penciling in a sanitary sewer line to serve the neighbors to the north. Mr. Pearson stated an area can be identified for a future line but is out of the scope of the project and not budgeted. The commissioner asked if students will be allowed to use the southerly access to Graham Road when walking to school and about noise generated from the dumpster and playground areas after hours. Mr. Pearson indicated the open grass area referenced which will be walked upon is not being formalized so that the northern access on Graham Road will be used and controlled. Concerning the dumpsters, school administration will talk to vendors to schedule daytime early morning hours for pickups before buses arrive.

Commissioner Greer noted a cost savings in building the additional classrooms at time of construction of the schools.

Commissioner Foley brought up courtyard maintenance and use of synthetic turf. Mr. Pearson recalled Mr. Reynolds description of the species of low mow grass seed proposed and noted the cost factor of synthetic turf. The commissioner requested a cost on synthetic turf or stamped concrete. The commissioner suggested using the lawn area next to the south side of the parking lot as a reinforced turf area to be used for overflow parking.

Commissioner Dexter asked about well water and where aquifers are located. Mr. Pearson stated wells can be affected by seismic activity due to blasting which will not be used in the project. Commissioner Dexter noted that residents can have their wells tested at any time.

Commissioner Flagg asked about the gates which Mr. Pearson described as manually operated by staff. Parking was discussed and the commissioner stated he visited the site and saw the parking lot full and a delivery trailer truck at noon. He asked if there will be enough parking and how overflow parking on the ballfields will work when the fields are in use. Mr. Pearson indicated school administration should not be scheduling events at the same time as the games. Drop off for the medically fragile student program which is separate from the general drop off area was described. The commissioner recommended painting the curbs to indicate the drop off areas with signage at the medically fragile entrance.

Commissioner LeBlanc stressed the need for programmable LED lighting to minimize the impact on homes nearby and questioned the overlapping baseball fields. Mr. Pearson indicated it would be unlikely two games would be scheduled at once and the secondary use could be more for T-ball. The commissioner agreed with

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

SEPTEMBER 11, 2018

Vice Chairman Foley about parking on the lawn to the south of the parking lot and that parking on the fields is not the best idea.

Chairman Pacekonis asked if any doors are not ADA compliant. Mr. Pearson indicated only the delivery service doors would not be but all others are in order to integrate fully with the medically fragile program. Dimensions of the building were described. The building footprint 67,000 sq ft and will approach 69,400 sq ft with the potential addition of classrooms. The height of the existing gym is 21 feet at the roofline and the proposed gym is 33 ft at the roofline. The existing classroom wing has 13 feet of flat roof and the proposed is 22 feet at the single story classroom area.

Chairman Pacekonis noted comments about the location of the school and voiced concern about where it is proposed and stated it would be best for the new school to be built in the present location. He voiced concern about the loss of athletic fields. The Chairman asked for clarification about when gates will be open. Mr. Pearson indicated gates will be managed by the administration but generally will be closed off after buses have left in morning and will remain closed through the school day with exceptions of trash pickup or deliveries at few times a week which will be managed by the school and vendor. The Chairman voiced concern whether there will be adequate parking for special events and that the plan for the overflow parking shows a tree at the entrance. Mr. Pearson stated it will be put somewhere else.

Chairman Pacekonis discussed enrollment, special events and parking with Eli Terry School Principal Mr. Vincent Federici who stated there are presently 442 students enrolled with enrollment projected to remain steady. A mixture of school sponsored and PTO sponsored events throughout the year was described including open house, math and stem night, PTO Halloween, PTO Valentines, a Spring concert, and PTO family picnic. Overflow parking is currently in the field. The open house is a staggered event. The only event when the entire staff of 40 on hand is for the Open House in September.

The Chairman repeated the best location for the new school is to be where it is presently located and asked what does it do to the timetable and cost of project to keep it there. Mr. Chuck Warrington, representative from Colliers, estimated the project would be delayed one year to 15 months at an additional cost of one million dollars for construction with inflation and the grant commitment from the State would have to be extended as well.

Commissioner Wagner noted a retention pond in the area suggested for overflow parking at the south end of the parking lot. Mr. Reynolds stated it is a temporary sediment trap to be used during construction.

Vice Chairman Foley suggested locating permanent parking along the long narrow strip on the north side of the property. Director Lipe stated there is a 50' buffer requirement along that property boundary will not allow for permanent pavement. The Vice Chair suggested it be used for overflow parking with fiber soils.

Vice Chair Foley repeated the request for a maintenance strip around the building. Director Lipe stated it can addressed as an approval condition and if the applicant has information for the commission it can be passed on through staff.

Town Engineer Doolittle noted both parent drop-off lanes need to be 12' wide.

The Chairman closed the public hearing at 9:55 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: Chairman Pacekonis called the Regular Meeting to order at 9:57 p.m.

Commissioner Foley made a motion to extend the regular meeting past 10:00 p.m.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

SEPTEMBER 11, 2018

Commissioner LeBlanc seconded the motion.
The motion carried and the vote was unanimous.

PUBLIC PARTICIPATION:

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

1. Review of the draft text amendment for dog grooming facilities in Industrial zones

Director Lipe presented a draft text amendment. Commissioner Wagner suggested removing provision 7.23.1A.3. The Commission reached consensus to send the draft amendment, with provision 7.23.1A.3 removed, to CRCOG for review.

BONDS: Callings/Reductions/Settings

IWA/CC Bonds

1. Appl. 16-13P, 1505 John Fitch Blvd E&S Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.
2. Appl. 16-13P, 1505 John Fitch Blvd Stormwater Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.

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

MINUTES: 7/24/18, 8/21/18 approved by consensus.

OLD BUSINESS:

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 18-46P, Ramsdell Accessory Apartment** – request for a Special Exception to Section 7.2.1 to create an 896 sq ft accessory apartment, on property located at 495 Niederwerfer Road, RR zone
2. **Appl. 18-47P, Unity of Greater Hartford Yoga Classes** - request for renewal of a two year temporary and conditional permit (Section 2.13.a) to allow yoga classes on a limited basis, on property located at 919 Ellington Road (Unity Church), RR zone
3. **Appl. 18-48P, Connecticut Soil Realty LLC**- request for site plan approval for the storing, processing and manufacturing of earth materials, on property located at 420 John Fitch Boulevard, R014 Pleasant Valley Road and L022C Chapel Road, Industrial zone
4. **Appl. 18-49P, TOSW Parks and Recreation Department** - request for a temporary and conditional permit for a one day event on September 29, 2018, “Trailblazer Poker Ryed” where alcohol will be sold, on property located at Rye Street Park, 476 Rye Street, RR zone
5. **Appl. 18-50P, TOSW Parks and Recreation Department** - request for a temporary and conditional permit for a one day event on October 19, 2018, “Porters on Porter” where alcohol will be sold, on property located at R002A Collins Lane (sledding hill), RR zone

OTHER BUSINESS:

A public hearing will be scheduled for Appl. 18-48P, Connecticut Soil, 420 John Fitch Boulevard because of public interest and be heard at a Special Meeting scheduled for October 2, 2018 at 6:30 p.m.

A change order has been received for a canopy at Stop & Shop at Town Center and will be staff reviewed.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

SEPTEMBER 11, 2018

Director Lipe reported staff had met with representatives of the Evergreen Walk Lifestyle Center concerning their plans to clean up and clear invasive species along Buckland Road to allow the trees prominence.

A request has been submitted to allow alcohol to be sold at the Nomads Outdoor Adventure haunted house event at 1049 John Fitch Boulevard. The Commission reached consensus that because it is a family friendly event no alcohol should be served and indicated the request can be considered when the Temporary and Conditional permit is renewed.

Town Engineer Doolittle stated top soil will be temporarily stored behind the houses at Evergreen Walk while the independent living facility is built.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 10:12 p.m. was made by Commissioner Foley

Seconded by Commissioner Bonzani

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo

Recording Secretary