

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

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**JANUARY 22, 2019**

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

**ALTERNATES PRESENT:** Paul Bernstein

**STAFF PRESENT:** Michele Lipe, Director of Planning

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING/ MADDEN ROOM**

**CALL TO ORDER:** Chairman Pacekonis called the Public Hearing to order at 7:00 p.m.

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Thursday, January 10, 2019 and Thursday, January 17, 2019.

- 1. Appl. 19-02P, Nutmeg Properties of CT LLC** – request for a 2-lot minor resubdivision of 2.2 acres located at 201-205 Nutmeg Road South, I zone

Mr. Jay Ussery of J.R. Russo & Associates LLC representing the applicant, Nutmeg Properties of CT LLC, presented the application. An aerial photograph was shown of the property which was originally subdivided in the 1970's - 1980's when two individual buildings were built on a single property located at 201 Nutmeg Road South. The site was described and is proposed to be divided into two pieces.

Impervious coverage on the lot to be known as 205 Nutmeg Road will be over the 65% allowable impervious coverage so the project was brought before ZBA which granted a variance for coverage up to 71.2%.

Three easements are proposed for the project. The driveway to access the back of both buildings will be split in half and a mutual access easement is requested to allow traffic to access both parcels. A drainage easement is also proposed to allow storm drainage to flow from 201 to 205 Nutmeg Road. A sanitary sewer easement is requested from 205 to 201 Nutmeg Road to connect to the cul-de-sac.

Mr. Ussery noted the pending application sign was posted and abutting properties notified.

Director of Planning Michele Lipe gave staff comments:

1. Application for a resubdivision into 2 lots for property located on the northerly side of Nutmeg Road, I zone.
2. This property currently has been developed with two industrial building with a single access. The current owner is seeking to subdivide the property so that there is only one industrial building on each lot.
3. The two lots will keep the single access and cross travel easements for access and parking are proposed.
4. The minimum lot size is 30,000 sq. feet, and the minimum frontage is 100 feet. Both of the lots are greater than 30,000 sq. feet in size. Bulk requirement breakdown for each lot has been provided.
5. This owner received an impervious coverage variance on November 5, 2019 from the ZBA to allow the proposed lot to the west to remain with 71.2% impervious coverage. It appears that all other zoning requirements have been met.
6. There are no regulated wetlands on the site. The property is currently connected to public water and public sewers. A sanitary sewer manhole easement is required for monitoring of discharge into the sanitary sewer.

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If this application is approved, the Planning Department has no other comments.

There were no Engineering comments.

The Chairman asked for comments from commissioners.

Commissioner Flagg asked if the properties would be sold or leased. Mr. Ussery stated the tenant at 201 Nutmeg has voiced interest in purchasing their building which requires the resubdivision of the lot.

Chairman Pacekonis noted both properties will have individual dumpsters which need to be shown on the plan as an approval condition and noted line striping and handicap parking be indicated on the final plans.

The public hearing closed at 7:15 p.m.

- 2. Appl. 18-56P, Cumberland Farms Inc. -POSTPONED TO FEBRUARY 5, 2019** - request for a Special Exception to Table 4.1.1A and Site Plan approval for a 4,956 sf store and gasoline pumps, on property located at 797 John Fitch Boulevard, General Commercial (GC) zone (Continued from 12/11/18)

**REGULAR MEETING / MADDEN ROOM**

**PUBLIC PARTICIPATION:** None

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

1. **Appl. 19-01P, T's Auto Service**— request for renewal of a two year temporary and conditional permit (Section 2.13.a) to allow four vehicles for sale at 718 Ellington Road, RC zone

Mr. Tarascio presented the request for renewal of temporary and conditional permit for the sale of four cars.

Director of Planning Michele Lipe gave staff comments:

1. Request for a two-year Temporary & Conditional permit for the display of four (4) automobiles for sale at T's Auto Service on the corner of Ellington Road and Pleasant Valley Road (across from the 7-11 store), RC zone.
2. This application was originally granted by the Zoning Board of Appeals (ZBA) in February 1986 to allow two (2) vehicles for sale and renewed by this Commission every two years since. The October 2010 P&Z approval allowed the applicant to increase the number of vehicles for sale to four (4).
3. The original ZBA approval and earlier Planning & Zoning (PZC) approvals included three conditions:
  - The permit is restricted to two (2) automobiles and excludes vans or trucks.
  - The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale.
  - There will be no parking at any time in the front area of the parking lot.
4. The regulations state that Temporary & Conditional permits may be granted by the Commission for a use, if the public convenience and welfare will be substantially served, and the appropriate use of

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neighboring property will not be substantially or permanently injured and traffic and other hazards will not result from such use.

5. If this application is approved, the Planning Department has no modifications to request.

There were no Engineering comments.

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

1. This permit is for a two (2) year maximum period;
2. This permit is restricted to four (4) vehicles for sale with a standard auto marker and excludes vans or trucks;
3. The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale; and
4. There will be no parking at any time in the front area of the parking lot (triangle and near the dumpster).

The permit will expire in two (2) years, January 22, 2021, and will have to be renewed at that time.

Commissioner Flagg seconded the motion.

Chairman Pacekonis asked if the word ‘trucks’ in approval condition #2 needed further explanation. Vice Chairman Foley suggested clarifying the condition with ‘commercial trucks’. Commissioner Wagner agreed to the friendly amendment and read the amended condition #2:

2. This permit is restricted to four (4) vehicles for sale with a standard auto marker and excludes vans or commercial trucks;

The motion carried and the vote was unanimous.

- 3. Appl. 19-02P, Nutmeg Properties of CT LLC** – request for a 2-lot minor resubdivision of 2.2 acres located at 201-205 Nutmeg Road South, I zone

Commissioners discussed the application.

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

1. This approval is for two (2) lots.
2. All lots shall be serviced by the Town of South Windsor sanitary sewer system and are subject to the approval of the Water Pollution Control Authority.
3. Water shall be supplied to this subdivision by public water.
4. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
5. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits. All deeds for open space, public improvements and roadways must be submitted prior to request for Town

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acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.

6. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.

If the developer chooses to submit a Letter of Credit for a one year term, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter it is holding.

7. A drainage assessment fee in the amount of \$50 shall be submitted to this Commission.
8. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the office of the town clerk
9. A sanitary sewer manhole easement is required for monitoring of discharge into the sanitary sewer.
10. Dumpsters on concrete and pad are required to be shown for each lot.
11. Parking space line striping, including handicap spaces, shall be shown on the plans.

Commissioner Greer seconded the motion.

The motion carried and the vote was unanimous.

4. **Discussion** with South Windsor Walk And Wheel Ways regarding updates to sidewalks and trails-requested by Ginny Hole (2018 SWW&WW Highlights document included)

Ms. Ginny Hole and Mr. Skip Bourke from the South Windsor Walk & Wheel Ways were present to report on the current work plan of the SWW&WW and future goals of the Committee.

A Connecticut Recreational Trails grant has been awarded for 6.2 miles of the South Windsor cross town trail system in the amount of \$100,000 for planning and designing the trail. Support from surrounding towns, regional organizations and the State is being provided creating connections from East Windsor through South Windsor to Windsor connecting to Hartford. The John Bissell trail has also been designated a Connecticut Greenway by the Connecticut Greenway Council. The SWW&WW has also been working diligently with the 4<sup>th</sup> Grade Bicycle Education Program for all the elementary schools in South Windsor and other towns are expressing interest in the same program.

Goals for this year include the cross town trail design and the sidewalk trail plan which was last updated in 2012. Ms. Hole reported meeting with the Director of Planning to begin work on the plan to input all the new sidewalks installed since 2012. Priorities will continue to be established such as pedestrian access to schools and parks. Sidewalks have recently been installed in the South Windsor Center up to Buckland Road, Deming Street and Evergreen Walk. A ribbon cutting ceremony at Town Hall is being planning for September of 2019 with stations along the sidewalks to encourage neighbors to walk the sidewalks and give input on where they would like to see sidewalk connections made. The SWW&WW would then like to meet again with PZC for approval to meet everyone's need to make South Windsor a safe walking and bicycling town with the long term plan of submitting an application in 2020 to upgrade South Windsor's designation from a Bronze to a Silver Bicycle Friendly Community.

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Commissioners discussed the cross town trail plan and the Director of Planning reported on an additional sidewalk grant the Town received to fill the gap along Clark Street between the Clark Estates developments and the north side of Pleasant Valley Road to Buckland Hills with intent to connect with sidewalks in Manchester.

Commissioner Wagner complemented the hard work done by the Committee to receive the grant. Ms. Hole and Mr. Bourke stated Connecticut Greenway Council and DEEP will now be looking for South Windsor to finish the trail system which is a major spur for the East Coast Greenway. Chairman Pacekonis voiced congratulations and thanks for SWW&WW's hard work to make South Windsor a better place. Director Lipe noted the SWW&WW plan is incorporated by reference in the Town Plan of Conservation & Development (POCD). An update to the SWW&WW plan will go through Park & Recreation, of which they are a sub-committee, and then to Town Council and then to PZC as part of a POCD update.

**5. Appointment** of CRCOG Regional Planning Commission representative and alternate

Chairman Bart Pacekonis was re-appointed as the regular representative to the CRCOG Regional Planning Commission and Commissioner Steve Wagner as alternate representative.

**6. Discussion** on various zoning text amendment drafts

Director Lipe discussed PZC sponsored text amendment drafts related to interior lot frontage requirements, barbed wire fencing prohibition and allowance of rental properties by Special Exception on mixed use commercial sites. It was the consensus of the Commission to move forward with a public hearing for these amendments.

**BONDS: Callings/Reductions/Settings:** None

**APPLICATIONS OFFICIALLY RECEIVED:**

1. Appl. 19-03P, Chase Bank - request for a site plan of development for the construction of a 3,470 sf bank with a drive thru facility at 190 and 240 Buckland Road, including minor site plan modifications at 206 and 218 Buckland Road, Buckland Gateway Development zone
2. Appl. 19-04P, Superior Northeast– request for renewal of a 2-year temporary and conditional permit for a 30' x 60' storage shed on property located at 24 Jeffrey Drive, I zone
3. Appl. 19-05P, NuWay Tobacco – request for a site plan modification, for a 1,250 sf storage building, on property located at 200 Sullivan Avenue, (applicant requests staff approval in accordance with Sec. 8.6)
4. Appl. 19-06P, Stephanie Pietri dba Ruff & Tumble LLC– request for a Special Exception to Table 4.1.1A for a dog grooming business, on property located at 251 Sullivan Avenue, I zone
5. Appl. 19-07P, Free Spirit Farm LLC – request for a site plan modification to add a riding ring measuring 75' x 120', on property located at 112 Pheasant Way and 1080 Avery Street, A-30 and RR zone
6. Appl. 19-08P, Redland Brick KF Plant Quarry– request for a Special Exception to Article 7.16.4 for a 5-year earth removal permit and site plan, on property located at 1440 John Fitch Boulevard, I & RR zones

**MINUTES:** 1/8/19 adopted by consensus

**OLD BUSINESS:** *see page 2*

**OTHER BUSINESS:**

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**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 8:38 p.m. was made by Commissioner Flagg  
Seconded by Commissioner Bernstein  
The motion carried and the vote was unanimous.

Respectfully Submitted,  
Lauren Zarambo, Recording Secretary