

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

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**MARCH 12, 2019**

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

**ALTERNATES PRESENT:** Michael LeBlanc, Paul Bernstein, Kenny Young

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING / COUNCIL CHAMBERS 7:00 PM**

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

Acting Secretary Commissioner Dexter read the legal notice as it was published in the Journal Inquirer on Thursday, February 28, 2019 and Thursday, March 7, 2019.

Chairman Pacekonis appointed Alternate Commissioner Young to be seated for Commissioner Bonzani and Alternate Commissioner Bernstein to be seated for Commissioner Greer.

1. **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

Mr. Darin Lemire, project engineer from HRP Associates, presented the request with a slide presentation and drawings of the property with applicant Mr. John Streb, environmental manager of Redland Brick's parent company in Ohio, and plant manager Mr. Steven Blomquist.

Mr. Lemire stated they prepared the engineering and excavation plans for Redland Brick and subcontracted the topographic survey of the main mining area in the back southeast area of the site. Revised contours were shown. Certified notification letters sent to abutting properties were submitted for the record. The 5-year special exception permit is being requested to remove 1,000 cubic yards of clay. Mr. Lemire reviewed the special exception criteria. A restoration plan has been prepared and was described when mining is to cease. The excavation plan was shown for active mining in the southeast corner of the main clay pond along with the hauling road. Contours were shown of what is foreseen for the next 5 years.

Mr. Blomquist stated he started with Redland Brick 30 years ago mining the quarry for 20 years and has returned as plant manager with ideas on addressing the quarry's issues. A plan is being considered to move the haul road and planting trees. Mr. Blomquist stated DEEP had visited the site in response to a call and they had put treatment on the road and did not have a dust problem. They will ultimately need to pump some water in order to move away from Strong Road and move the haul road to the north side. A lower section of the north side appears to be sturdy despite the upper section collapsing a number of years ago which was described. Roads can be made of brick face and watered to keep the dust down.

Director of Planning Michele Lipe gave staff comments:

1. Request for a renewal of a five year Special Exception permit to Section 7.16 for an earth removal permit to extract clay on Redland Brick property at 1440 John Fitch Blvd, Industrial and RR zones.
2. The applicant has had two-year permit renewals since 2000; in 2007 the PZC changed the regulations to allow for a five year permit period. The narrative provided by the applicant describing the current operations as well as a copy of the most recent approval from 2014 was included with your packets.

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3. The zoning regulations allow removal of earth materials, including clay, as a Special Exception, in conformance to certain criteria, including:
  - The plan shall provide for proper drainage of the area of the operation after completion; and no bank shall exceed a slope of 1 foot of vertical rise in 2 feet of horizontal distance.
  - At the conclusion of the operation, or of any substantial portion thereof, the whole area where removal takes place shall be covered with not less than 4 inches of topsoil, and seeded with suitable cover crop.
  - Except in an industrial district, no stone crusher or other machinery not required for actual removal of the material shall be used.
  - In passing on such applications, the Commission shall consider the effect of such removal on surrounding property and the future usefulness of the premises when the operation is completed. In the case of removal of quarry stone, and mining operations, the Commission may modify the foregoing requirements where such operations will not endanger public health and safety or be detrimental to the neighboring properties.
  - Such permits shall be issued for a period not exceeding 5 years beyond the date of Commission approval.
  - Extension of time or modification of the scope of work originally approved may be granted by the Commission.
  - The applicant shall post a bond with the Town Treasurer in an amount approved by the Commission after consultation with the Town Engineer as sufficient to guarantee conformity with the provisions of the permit issued hereunder.
4. The special exception criteria of Section 8.7 apply as well.
5. The site is currently accessed from Route 5. The plans and narrative indicate that the applicant continues to work in the same area that was permitted five years ago. The plan submitted reflects the existing grades as well as proposed grades over the next five years.
6. As the applicant has referenced and you will hear tonight, there have been some concerns expressed by abutting property owners regarding the operations on the site. We had initially received a few noise complaints related to late night operations that seemed to get resolved in 2016. Our office also received complaints in both 2016 and 2018 related to excessive dust coming from the site during the hauling operations. These complaints were sporadic as the hauling operation onsite has been sporadic. Staff met with Redland Brick the spring of 2018 before operations started to review neighbors' concerns and reiterate the need to control dust from the site. In June of 2018 another complaint was filed related to dust problems. The neighbors also involved DEEP Air Quality unit in their complaints. We have not been able to receive copies of those complaints and would ask the applicant to address their status.
7. This past December staff met again with representatives of Redland Brick, knowing the renewal was pending, to understand what suggesting measures they could take to address these ongoing concerns. To address these specific concerns, the applicant is proposing the following changes to the operations:

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- Requested permit to pump water with continuous monitoring. This would allow clean water to be discharged into Bancroft Brook and allow for the relocation of the some of the operations to an area further from adjacent properties,;
  - Cover the haul road with crushed bricks and/or trap rock to minimize dust;
8. The applicant has offered two other measures to address these concerns if warranted, Staff would recommend that the trees suggested to mitigate the noise and dust be planted at this time and the monitoring to adjust the mining operations based on the weather conditions.
9. As it relates to the last requirement, the applicant has provided a reclamation plan and has on file a restoration bond in the amount of \$30,000. Previous approval conditions have stated, "Prior to the start of the restoration, a report shall be submitted to the Environmental Planner and Town Engineer to determine the appropriate seed mix that is comparable to the hydrology on the site."

There are regulated wetlands on the site however there are no activities at this time that require an active wetlands permit.

If this application is approved, Planning Department would request the approval conditions from the previous approval be incorporated into any future approval.

Town Engineer Jeff Doolittle had no staff comments.

The Chairman asked for comments from the public in support of the application.

Acting Secretary Commissioner Dexter read a letter written in support from Mr. Joseph Masciovecchio of 478 Strong Road into the record (Exhibit A).

The Chairman asked for comments from the public with concerns or in opposition to the application.

Attorney Marc Needelman, representing Mr. James Poulin and several other neighbors, spoke in opposition to the application and distributed packets to commissioners (Exhibit B). The attorney questioned the applicant's statement that there was not a dust problem according to a DEEP Notice of Violation dated September 18, 2018, included in the packets, indicating the failure to control airborne particulate matter emanating from bulldozer activity as part of the clay mining operation observed crossing the property line. Attorney Needelman indicated the mine was continuing to operate despite a cease and desist order as well as notice from DEEP's water quality division in connection to the pollution of waterways emanating from the mine. The special exception criteria of being a good neighbor was questioned by way of the maps from the packets. The relocation of the haul road in 2011 caused 13 acres of trees and buffering to be removed which caused many of the issues today. The attorney questioned compliance with 2014 approval conditions for a water truck to be used on the property as needed, plant personal contacts provided, and records of hours of operation and monitoring of dust to be recorded on a daily basis. Reduced hours of operation were recommended if noise complaints about the site continued to be registered. Attorney Needelman requested any permit granted to include the requirement that the haul road be relocated back to the north side of the lake.

Mr. Keith Beaulieu of 598 Strong Road stated he and wife recently purchased two acres on Strong Road to build a retirement home and have concerns. He asked how large trees will be when planted along the south border questioning their effect on noise and dust. They are concerned with the air quality and impact to wildlife and waterways. Relocating the road across the lake could make a huge difference. The Chairman requested Mr. Beaulieu to identify their property on the plans.

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Mr. James Poulin of 430 Strong Road submitted photographs illustrating how the land has been destructed in the past 5 years by pumping approximately 750,000 gallons a day which was not to exceed DEEP's limit of 500,000 gallons per day polluting a 30 acre lake, a 12 acre pond and a 3 acre pond and blue heron habitat. Mr. Poulin asked when the air, water and noise pollution would end.

Mr. Ramesh Hemnani of 438 Strong Road spoke with concerns about the air quality's impact on bronchitis when in spring, summer and fall there are clouds of dust in the air and stated if the road can be moved it could improve the situation.

Mr. Michael Foran and Ms. Claire Niziankiewicz of 348 Strong Road agreed with the comments of Mr. Poulin and his attorney about air quality affecting their three young children and wildlife in the area stating it could help if the road is located further north.

Attorney Needelman distributed a packet of photographs showing the dust created from 2016, 2017 and 2018 indicating the noise is equally intolerable (Exhibit C). The applicant's property is in both industrial and residential zones. If the road for the highly industrialized activity had remained where it was in the industrial zone and out of the residential zone in which it is now located it would not be creating the dust and noise disrupting residential neighbors. The attorney noted the applicant has suggested they can move the road to the other side of the property.

Ms. Elizabeth Pendleton of 319 Hilton Drive voiced concerns about the waterways, and water and air pollution stating she supports business as well as the residents who deserve clean air and water. She asked how an approval can be granted if there is a cease and desist order in place.

Mr. Andrew Paterna of 301 Strawberry Lane voiced concern that the applicant is out of balance with the community and voiced support for the road to be returned to the original location.

Ms. Janice Deschaine of 404 Strong Road voiced concerns if the road is moved how it will affect those living directly across from the pond. After showing her property on the plan, it was clarified the area would not directly affect the residents.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Young asked about moving the road. Mr. Blomquist stated the road can be moved but in order to move the road completely to the north side it will require pumping water out.

Mr. Streb clarified there is not a cease and desist order from DEEP and explained the specifics of how they have been operating and how testing has been done. Mr. Streb stated the attorney for the neighbors has been fighting their ability to obtain their permit from DEEP until they agree to move the road to the other side. There are issues with moving the road because of the stability of the land which will need to be addressed by a structural engineer. Mr. Streb indicated they would be taking over the work and have it done under their direct supervision and training which had previously been contracted out. They mined only 29 days in 2018 and can do it in an even more controlled atmosphere with misting stations and by using brick road flats on the road to keep the neighbors happy and keep the business, employing 38 employees, going. But they cannot mine on the other side until they get the water out but cannot get the water out if the attorney is fighting their ability to obtain their permit.

Commissioner Bernstein asked about the applicant's proposed changes of planting trees along the southern border and of adjusting operations for weather conditions. Mr. Streb indicated the trees will be a piece of the puzzle along with increased watering from a misting station. Humidity and wind speed can be taken into consideration when they take over operations.

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Commissioner Wagner suggested scheduling a public meeting for a tour of the site and discussed the proposal for moving the road. Mr. Blomquist indicated in order to move the road water has to be removed to get to the plateau which is structurally sound. Mr. Streb described how they can proceed realistically and confirmed that if approved the first action would be to build an alternate haul road and no longer use the existing haul road. He clarified that their plan to take over operations at the mine will need to be approved by the parent company. The Commissioner asked about the photographs submitted of dust on residents' cars. Mr. Streb stated they cannot confirm the cause of the dust but that they mined 29 days and hauled 4 days in 2018. Director Lipe stated two complaints were received on hauling days. Commissioner Wagner confirmed with Mr. Streb the conservation areas would not be impacted. Mr. Blomquist described their technique for drying clay in the field, his research on watering machines and described a fast growing fir reaching 60' tall and 15' to 20' wide to create a hedge. He stated they do have a log of when the water truck was run which is available for review and that he has only been manager since November and does want to make dust for the neighbors. He has designed an electric pumping system which will shut itself down if it exceeds guidelines and will have the periodic testing required. Mr. Streb described the process specifically which Director Lipe stated would be under the control of DEEP.

Commissioner Wagner asked if the Zoning Enforcement Officer was involved with the complaints and Director Lipe submitted a list of 10 complaints recorded since 2016. Letters were sent in response and visits to the site made. The Director characterized the complaints as sporadic rather than chronic. Attorney Needelman stated he spoke with Mr. Don Gonyea in DEEP's water quality division working on the permit application filed by the applicant who indicated there is no time frame for final action but that a public hearing can be requested by interested parties which can delay action which they intend to do. The attorney stated the cease and desist order limited mining days to 29 and hauling to 4 and questioned how those numbers compare to other years and whether the current management can impact operations to have a positive impact on water and air quality and noise. He questioned the alternate road suggested which will still be parallel to Mr. Poulin's property line and stated a road installed on the north side of the lake will resolve 90% of their issues. Commissioner Wagner concluded the intention is not to put the quarry out of business which has existed for 100 years and stated residents have to aware they are living next to a quarry and a certain amount of noise will be generated during the day but is well below the limits of the noise ordinance. Noise issues can be controlled with hours of operation but the issue of dust is totally unacceptable.

Vice Chairman Foley discussed dust control measures with Mr. Blomquist and suggested in lieu of planting trees installing an above ground irrigation system on their road to control dust. The Vice Chairman spoke with Mr. Poulin about when he purchased his property in 1996 who stated he was not impacted by mining operations for 20 years until nature took over and mining work was moved to the southeast corner. Mr. Blomquist verified they did not receive a cease and desist order from DEEP and the Director of Planning noted the notice of violation which was submitted for the record.

Commissioner Dexter asked about the life of the quarry. Mr. Streb stated based on current production rates there could be 10 to 15 years left.

Commissioner Flagg discussed the ponds and how water is discharged with Mr. Streb. Mr. Blomquist confirmed fish live in the ponds and have found no dead fish. Commissioner Flagg suggested changing the format of the 5 year approval to something less so progress can be monitored and confirmed with the applicant their willingness to plant trees and to use brick material to build the road.

Alternate Commissioner LeBlanc indicated relocating the road to the north will help but is not a final solution.

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Chairman Pacekonis asked about the limits of pumping and Mr. Streb indicated they are not near nor have they ever exceeded the limits. The Chairman asked Mr. Streb for the records to be provided at the next meeting and asked how many days were mined in 2017. The Chairman requested records to be provided at the next meeting for the high and low numbers of how many days were used for mining and hauling over the last 20 years.

Mr. Blomquist discussed the timeframe for clay harvesting and explained about the complaint registered about beeping trucks after hours from a forklift at the plant which was open 24/7 for the manufacturing of bricks. He described for the Chairman that the alternate haul road planned is 100 to 150' further north and 20' to 40' lower than Mr. Poulin's property.

Commissioner Wagner requested the applicant to come into the next hearing with plans showing exactly what they are proposing and where they will be operating this year until they can build the north road.

Vice Chairman Foley suggested the water truck could almost be eliminated on the alternate haul road if the road is made of brick material with above ground irrigation and confirmed that the original haul road would no longer be used for hauling and only occasionally used for moving equipment.

The Chairman clarified the solution is the north road and that the alternate haul road would be a temporary solution for the next year and within that time frame they would still be moving forward toward the north road when their pump permit from DEEP is issued.

Commissioner Wagner made a motion to continue the public hearing to March 26, 2019 and to schedule a public meeting to tour the site for observation and not for discussion.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

Attorney Needelman requested to be notified of the date and time of the special meeting to tour the site.

**2. Appl. 19-12P, Educational Playcare, LTD** – request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 16,000+/- sf daycare facility, located on property at L028 Ellington Road (to be known as 742 Ellington Road), RC zone

Mr. Benjamin Wheeler, Director of Operations from Design Professionals Inc., presented the request with Design Professionals engineer Ms. Suzanne Choate, Mr. David Spear of DLS Traffic Engineering LLC and Educational Playcare's Director of Development Mr. Harry Freeman and Director of Operations Mr. Brendan Pastor.

Mr. Wheeler described the 2.8 acre site located in the Restricted Commercial zone (RC) with 2 properties to the south also zoned RC and properties to the southwest, west and north zoned A-20 residential and noted other uses allowed in the RC zone. Educational Playcare currently has 19 facilities in Connecticut. They expect it will take 3 years to get up to full capacity at this daycare center. Operating hours would be 7 AM to 6 PM Monday through Friday, with no weekend hours. At full capacity 45 employees are expected with 35 on site at a time. Fifty (50) parking spaces for the daycare center are proposed with 15,000 sq ft of outdoor fenced in play areas. A drop off zone has been designed for the front of the building. Special exception criteria was reviewed. Their plans fully comply with additional regulations for daycare facilities in Section 7.4. Before IWA/CC and PZC applications were submitted Mr. Freeman went to surrounding neighbors to hear their concerns and input which have been incorporated into the plans.

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The stormwater design takes advantage of well drained soils with no net increase in the peak rate of runoff for stormwater on site and total volumes reduced.

A private bus company will serve the site for students traveling to Pleasant Valley School. The parking lot has been designed for buses to enter and maneuver through. A dumpster screened with a fence and row of arborvitae will be located in the southwest corner of the parking lot outside of the required side yard setbacks and buffers. The applicant has arranged to have trash pick-up in the middle of the day outside of peak travel hours.

Site lighting will be comprised of 3 light poles measuring 20' high with full cut off dark sky compliant LED lights also compliant with regulations for foot candles at property lines. The police department has requested site lighting to remain on through the night so it has been reduced down to 30% level from 7 or 8 PM but will have motion sensors if cars drive in after hours.

A 50' buffer is required. Existing trees will be supplemented with evergreen shrubs near the parking lot and evergreen trees near the building. Surveyors on site located significant trees in the buffer zone however many trees on site are in poor health or are black locust. The existing row of evergreen trees along the southern property line will remain. The topography allows for the building design to be sunk down into the site to help minimize the height impact of the building. A row of arborvitae is proposed along the southern edge of the parking lot for required screening. Landscaping will include a mix of evergreen shrubs and ornamental grasses to screen the parking lot from Ellington Road without obscuring sight lines. The proposed ground mounted sign will be to the right side of the entrance. Educational Playcare uses seasonal plantings to enhance their sites through the seasons.

Mr. Spear presented the traffic study distributing updated copies of his report to commissioners (Exhibit D). Daycare is a residential use and considered a low generator of traffic. Drop off and pick up traffic will be primarily right in and right out in the AM and left in and left out in the PM. Diagrams of site traffic were shown and explained. Mr. Spear indicated the vast majority of traffic flows through the intersection including for the 7-11 convenience store which is one of the busiest in the state because of the lane widths of 20' or more of pavement and shoulder. There is rarely a queue and sight lines meet all standards. Safety is good and there are no traffic issues. Queueing is not an issue because Route 30 has the right of way. A photograph taken at 7:30 AM that day showing the proposed site entrance clear of traffic was distributed to commissioners (Exhibit E).

Mr. Freeman described the quality of Educational Playcare's 19 facilities in Connecticut. The company is owned by a husband and wife team born and raised in Connecticut in the business for 30 years who are industry leaders of the eleventh largest privately owned daycare provider in the country. A primary issue today is safety and Educational Playcare is state of art in building design, identifying people before they enter the building, tracking people while there using facial recognition. Pictures of the children are sent to parents throughout the day. Elevations were shown. The commercial/institutional use is made for the kids and a residential feel for the structures is intended. Great pride is taken in the look and feel of the facilities. A set of photographs of some of their other Connecticut facilities was passed to commissioners (Exhibit F).

Director of Planning Michele Lipe gave staff comments:

1. Request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 16,000+/- sf daycare facility, located on property at L028 Ellington Road (to be known as 742 Ellington Road), RC zone
2. The proposal is to license the facility for a maximum of 270 children.

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3. This use, permitted by special exception, has specific requirements related to daycare facilities in commercial zones including:
- No safety hazards are created, particularly with respect to access into and out of the site and building.
  - Any outdoor play area must be substantially level and suited to playground use.
  - Any outdoor play area must be located on the site in an area that is removed from any possibility of encroachment by vehicular accidents on adjoining streets.
  - There must be adequate parking to accommodate any anticipated heavy patronage functions, such as open houses, recitals, or plays.
  - A school bus turnaround must be provided if any children will be brought to the daycare center by school bus.
  - The surrounding environment must be reasonably free of industrial/commercial pollutants and excessive noise at the time of application; and there must be a reasonable expectation that the surrounding area will remain free of pollutants in the future.
  - The surrounding environment must be reasonably physically and verbally non-threatening to children and staff at the time of application; and there must be a reasonable expectation that the surrounding area will remain non-threatening in the future.
  - If the daycare center is to be a separate building, the site must be screened from adjoining sites to the standards established in paragraph 6.2.4.B.2 Buffer Standards and Design. Screening may be located within the required yards.
4. In addition to those requirements, the special exception review criteria in Section 8.7 also apply. They 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.

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- 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 proposal is for the facility to operate Monday through Friday from 7 AM – 6 PM. There is an area designated in front of the main entrance door to accommodate approximately 6-7 cars for drop-off. The applicant has indicated that school buses will access the site.
6. There are outside play areas shown on both the northerly and southerly side of the building. There are doors that exit directly from the classrooms into the designated areas for outside play. There is a perimeter sidewalk along the rear of the property along the fenced area for emergency exiting.
7. The site is about 2.75 acres and the applicant's improvements propose 32% impervious coverage. Fifty (50) parking spaces are proposed. It is anticipated that the maximum staff parking needs would be 30-35 spaces leaving 15-20 spaces available at any given time. The applicant's narrative addresses that offsite parking will be arranged for any special event parking needs. In the event there are going to be any private or buses stored on site, we would request that dedicated parking spaces be shown.
8. I would note (as evidenced by the aerial in front of you) that the site is currently an existing wooded area. The applicant is required to provide a 50' buffer along the northwesterly boundary where this property abuts the residentially zoned area; as well as provide screening along the westerly property boundaries and on the abutting property.
9. The site will be lit by two 24' poles in the parking area. Building security lighting will be added as required. A sidewalk is being shown from the site entrance down to Ellington Road and to the west, which allows employees to walk to the commercial area if desired.
10. There is an area of regulated wetlands and a ravine on the easterly end of the property. The applicant received approval on March 6, 2019 with the following approval conditions: A bond shall be collected in the amount of \$20,000 for installation and maintenance of erosion & sediment controls; \$20,000 for installation of stormwater structures; \$10,000 to ensure the establishment of wetland, wildlife and erosion control plantings within the basin and on the slopes – which bond shall be held for three growing seasons for monitoring, maintenance and invasive control.
11. I would note that there are other areas around the site where invasive species exist. The PZC may want to direct the applicant to work with Town staff to address removal of existing invasive species on the site
12. The traffic study has been reviewed. To achieve the required sight line for the driveway requires that clearing of vegetation takes place to the east and staff has requested that a sight line easement be placed along the frontage to ensure that the vegetation in this area remains cleared.
13. The traffic study indicates that there will be approximately 100 cars entering/exiting the site during the peak hours. We had requested additional information related to the possible queue's waiting to get into and out of the site during commuting hours.
14. The ADRC reviewed the plans on Thursday, March 6, 2019. The committee was pleased with the project as presented. They did, however, express concern for potential traffic backups that may occur on Ellington Road.

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15. The site is served by public water and public sewers. WPCA approval is required.
16. The applicant is proposing free-standing sign and building signage. Any new signage would require a sign permit.
17. If this application is approved, the Planning Department has no additional modification to request.

Town Engineer Jeff Doolittle gave staff comments:

1. There are many areas of neighbor encroachment on this site where there are wood, fencing, metal, debris, etc. which should be cleaned up and removed.
2. What is the double line in the middle of the entrance drive? I am not sure a double yellow centerline is warranted in a private driveway.
3. A detail should be provided for the 5' split rail with black chain link fence around the west playground area. This is an unusual fence description and I am not sure what it will look like or how it will work.
4. Is the artificial turf in some play areas pervious to let stormwater drain through it? Underdrains are shown from these areas but the detail makes it look impervious.
5. I suggest a sight line easement be placed across the front of this property looking left (east) from the driveway to make sure this needed sight line onto Ellington Road is maintained and not obstructed.
6. The plans and Stormwater Management Report show that the water level in the detention basin will fill up over the inlet flow line elevation of 66 and into the drainage pipes in the parking lot to CB2, CB3 and possibly YD-6 during storms from less than a 10 yr event to a 100 yr event. This is not a good design and will lead to maintenance problems and a shorter life for the storm drainage system. The detention basin needs to be modified so water does not back up in to the drainage pipes for up to a 10 yr and possibly a 25 yr storm. The forebay spillway and inlets openings to the outlet structure should be lowered. The top of the outlet structure should be lowered to elevation 69.0.
7. The Stormwater Management Report needs to be revised. In addition to revisions to the detention basin, complete back-up calculations should be provided for all storm events in Appendix B, The Storm Sewer Tabulation in Appendix D does not seem to match the drainage pipes shown on the site plan and I did not see any calculations for the proposed underground detention chambers.
8. Why is the sewer and storm pipe crossing proposed to be encased in concrete? I do not think this is necessary and will make it impossible to do any maintenance on these pipe sections in the future. Provide concrete support blocks for the upper (sewer) pipe on both sides of the storm pipe and fill around them with compacted crushed stone.
9. The CB and DB outlet structure should be specified to have galvanized top frames and grates.

The Chairman asked for comments from the public in support of the application.

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

The Chairman asked for comments from the public with concerns or in opposition to the application.

Mr. Steven Hyman of 30 Beechnut Lane spoke with concern about the traffic stating he has commuted daily to Bloomfield since 2005 but traffic has changed and avoids the intersection at Route 30 by going back roads because of how traffic builds up in peak hours and is a serious issue to consider. There are not two lanes in order to pass when someone is turning left and traffic does backs up on Route 30. Mr. Hyman stated they did

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not allow their son to walk on Ellington Road to 7-11 and as a customer of T's Auto Service at the corner knows how dangerous the curve in the road is when he walks home voicing concern for the safety of children, suitability of the site and conservation of the land. He also noted morning services at the church fills their parking lot and traffic will continue to change with the Coca Cola plant under construction.

Ms. Sandy Jeski of 32 Davewell Road complemented the facility and daytime trash pick up but noted three other daycare facilities already in the Pleasant Valley School district. She voiced concern about the site lighting comparing the 20' poles proposed to 14' at other Educational Playcare sites and the use of motion sensors which will light up her backyard. Morning traffic does back up 15 to 20 cars with Northview Drive, Schoolhouse Drive, Long Hill Road and Pleasant Valley Road and using the shoulders of the road to get around traffic is not necessarily correct. The size of trees to be planted was questioned to have any effect for screening in anyone's lifetime. Most traffic exits the 7-11 from Pleasant Valley Road because Ellington Road is difficult to turn onto. She questioned the facility being a small generator of traffic with 50 employees and 270 children. She requested a variety of wildlife friendly plantings for the berm planned behind her house and stated she did not receive a certified abutter notification letter.

Ms. Regina Pilatti of 1031 Main Street acknowledged the need for before and after school daycare and questioned whether this facility will really help other schools outside the Pleasant Valley School district. The amount cars generated will add to traffic and noted the traffic study's peak hour of 7:30 is not correct when school traffic and school buses go from 8 to 8:30. She questioned the safety of children by adding traffic noting the bend in the road with accidents waiting to happen.

Mr. Richard Tarrasio of T's Auto Service stated he has been at 718 Ellington Road next to the site for 30 years and traffic is ridiculous. It takes a while for him to get into his business at 8 a.m. and when leaving at 5:15 has trouble being let back into the traffic. Cars cut through his site at 20-30 miles an hour during the day to avoid the light at the intersection. Traffic and safety are the biggest concerns.

Ms. Elizabeth Pendelton of 319 Hilton Drive voiced concern knowing the property and traffic and that there is not a good line of vision when coming around the bend on Ellington Road. She never allowed her children to ride their bikes on Ellington Road to the 7-11. The amount of cars coming from Hartford at the end of the day is ridiculous and cars for this new facility will not be able to turn left into the site or turn left back onto Ellington to continue. She noted the wildlife triggering the light motion sensors at night and asked if there will also be a nighttime cleaning crew triggering site lighting and affecting resident's backyards.

Mr. Alan Dow of 672 Pleasant Valley Road, who submitted a letter and photographs to commissioners (Exhibit G), spoke in opposition and with concerns on how the proposed daycare facility will impact residential neighbors and traffic on Ellington Road. He acknowledged the need for daycare and the impeccable quality of Educational Playcare but where they are proposing to put this facility is a problem. Their other sites are in big shopping areas but this site is surrounded by 12 residential homes and the traffic, parking and 16,000 sq ft scale dwarves everything. Mr. Dow stated he did his own traffic study describing how traffic flows noting the biggest count of cars backing up was 21. He agreed with other's comments about poor sight lines. The traffic has been bad for years and adding traffic will make it much worse.

Mrs. Karol Dow of 672 Pleasant Valley Road asked about the dumpster planned for the site which is very close to their house and voiced concern about dirty diapers and odors.

Ms. Pendelton asked if the State can also do a traffic study since Route 30 is a State road.

The Chairman asked for comments from commissioners.

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Alternate Commissioner LeBlanc stated the biggest concern is the traffic on a tough corner to navigate with people traveling fast. He noted motion sensor lighting can be adjusted for wildlife and even 120' poles can be dark sky compliant.

Commissioner Flagg asked about special events at the facility and how cars would be accommodated. Mr. Wheeler indicated employees could be shuttled in when more people are attending or all people can be shuttled in from the church's parking lot. The commissioner voiced concern about the traffic describing current conditions and suggested adding a left hand turn lane to hold at least 5 cars and to have a police presence on site to handle the traffic which can be dangerous for kids and needs to be looked at carefully.

Commissioner Dexter noted the Commission walks a fine line with regulations and special exception criteria and asked if it is appropriate for a third party review of the applicant's traffic study.

Vice Chairman Foley stated there is a great need in South Windsor for daycare and noted the facility's outstanding record and the town does not want to lose this opportunity but the site does not seem to be safe on this roadway.

Commissioner Wagner noted a big disconnect between what has been observed and the traffic study. Mr. Spear indicated traffic is staggered because people now have different work schedules as shown on state traffic data. He stated the intersection is great because the State requires wide shoulders which work for the traffic flow and explained the designs default on Route 30. Mr. Freeman clarified that their cleaning crew would be a single person after hours and dumpsters will be dumped at regular intervals and deodorized per regulations by the State. Mr. Wheeler answered questions about the lighting explaining most wildlife are not large enough to trigger it unless a large animal like a deer should come on site and there is not light spread at the property lines. The height of the poles is 20' with 25' allowed. A lower pole height will increase the number of poles required and create hot spots.

Commissioner Bernstein asked about Mr. Dow's comment that their 19 other centers are not in residential areas. Mr. Freeman replied some abut residential areas but their facilities are part of smart growth and locate in heavily trafficked areas with a mixture of uses close to residential and close to where people work or commute. Mr. Wheeler noted the Manchester location is on a well-traveled road near Bob's and near residential. The commissioner noted the need for daycare but the location is curious and appears to be in a gully asking if it has to be leveled. Mr. Wheeler stated the topography has wetlands which will not be disturbed and they would be leveling the rest of the site.

Chairman Pacekonis stated if the application is approved he would like to see dedicated parking spaces for parents dropping children off and noted traffic is difficult and sight lines dangerous for 275 children being dropped off and picked up. Staff needs to review the revised plans so the public hearing will be held open. The Chairman discussed the buffer and lighting with Mr. Wheeler and requested leaving the public hearing open also to allow for commissioners to visit the site.

Commissioner Dexter asked if an independent traffic study is possible. Director Lipe indicated a 3<sup>rd</sup> party review of the study could be made within 30 days. Mr. Wheeler noted the State road will require an encroachment permit and review. Vice Chairman Foley suggested reviewing site conditions first hand. Mr. Spear referenced the safety section of his report stating sight lines will be improved by the addition of the daycare facility and there were only 3 accidents in 3 years due to driver error and no safety issues.

Commissioner Wagner made a motion to continue the public hearing to March 26, 2019.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

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The meeting adjourned at 11:01 p.m.

**REGULAR MEETING / MADDEN ROOM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

- 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

Application postponed to the March 26, 2019 meeting.

**BONDS: Callings/Reductions/Settings**

**APPLICATIONS OFFICIALLY RECEIVED:**

**MINUTES:**

**OLD BUSINESS:** *see page 3*

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Respectfully Submitted,

Lauren L. Zarambo  
Recording Secretary