

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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FEBRUARY 26, 2019

MEMBERS PRESENT: Bart Pacekonis, Kevin Foley, Frank Bonzani, Kevin Greer, Bill Flagg

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING / MADDEN ROOM 7:00 PM

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

Chairman Pacekonis appointed Alternate Commissioner Bernstein to be seated for Commissioner Wagner and Alternate Commissioner LeBlanc to be seated for Commissioner Dexter.

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Thursday, February 14, 2019 and Thursday, February 21, 2019.

1. **PZC-Sponsored Amendments:** (1) Modify Section 3.2.2 Residential Zones (RR, AA and A) for Interior Lots 3.2.2.C.5.b to allow for an alternative to fee ownership of frontage along the public road; (2) Add Section 2.22 Fencing on Commercial/Industrial sites for fencing requirements and Modify Section 4.4 I-291 Corridor Development Zone (CD) to permit barbed wire fencing only by Special Exception; (3) Modify Table 4.1.1A for the residential provision in Permitted Commercial and Industrial Uses to allow by Special Exception rental of one of the uses

Director of Planning Michele Lipe gave staff comments:

- (1) Modify Section 3.2.2 Residential Zones (RR, AA and A) for Interior Lots 3.2.2.C.5.b to allow for an alternative to fee ownership of frontage along the public road

This is a minor change to the current regulations to allow for alternative access/ownership for interior lots. It does not affect the underlying bulk requirements for interior lots, but does give the owners some additional flexibility on how the lots are configured and would allow for access through an easement.

- (2) Add Section 2.22 Fencing on Commercial/Industrial sites for fencing requirements and Modify Section 4.4 I-291 Corridor Development Zone (CD) to permit barbed wire fencing only by Special Exception

This change would add general fencing requirements to all commercial and industrial zones and specifically prohibit barbed wire fencing, except by special exception. Special exception criteria would include:

1. Installation of barbed wire fencing cannot be adjacent to or visible from the public way;
2. Demonstration and/or justification of installation based on security needs;
3. No barbed wire fencing can be installed within 100 feet of a residential zone boundary; and
4. Cross razor wire (also called concertina razor wire) is prohibited.

This proposal addresses the POCD goal of upgrading our business area and preserves community character and appearance in business zones.

- (3) Modify Table 4.1.1A for the residential provision in Permitted Commercial and Industrial Uses to allow by Special Exception rental of one of the uses

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This change would provide some flexibility for those properties with existing single family houses that also have a commercial building or operation on site. This rental use would be allowed by special exception and the PZC could put conditions on that approval if warranted. The regulation is drafted to only apply to properties in existence at the time of the regulation proposal and would limit the number of properties based on a 1,000 foot radius provision. This regulation meets the POCD goal of making minor adjustments to business zoning regulations to help accomplish some of the business goals.

Town Engineer Jeff Doolittle had no staff comments.

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

Secretary Commissioner Bonzani read an email written in support from Mr. John Stigliano of 30 Brookfield Street (Exhibit A).

The Chairman asked for comments from the public in opposition to the amendments.

No one from the public spoke in opposition.

Chairman Pacekonis asked for comments from commissioners.

The Chairman asked for a height requirement of a minimum of 8' high for any barbed wire fencing to be added to the fencing amendment.

The Chairman closed the public hearing at 7:08 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: The Chairman called the Regular Meeting to order at 7:08 p.m.

PUBLIC PARTICIPATION:

Mr. Robert Dickinson of 19 Birch Road suggested the PZC consider requiring all new commercial developments to consider or to make a study to include solar in any new development.

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

1. **Appl. 19-09P, Vigurs Major Home Occupation dba Your Hair** - request for renewal of a 5-year major home occupation for a hair salon at 643 Pleasant Valley Road, A-20 zone

Mrs. Martha Vigurs presented the request for the sixth renewal of her major home occupation and stated there are no changes to their original business plan.

Director of Planning Michele Lipe gave staff comments:

1. This is an application for renewal of a 5 year major home occupation permit for a hair salon at 643 Pleasant Valley Road, A-20 zone. The applicant has operated this salon from within the existing house since 1994.
2. The scope of the occupation is not proposed to change since the last renewal in 2014. The hours of operation are: Wednesday and Thursday 4:30 - 8:00, Friday 9:00 – 5:00, and Saturday 8:00 – 1:00.
3. The applicant has approximately 345 sq ft. of her home dedicated to this business. No exterior changes were made to the building and adequate parking has been provided. She has a sign as allowed in the regulations.
4. Public sewer serves the existing house and water is supplied from a well.

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5. The Town's Environmental Health Officer has previously requested copies of all staff members. Cosmetology licenses issued by CT Department of Public Health are to be submitted to the Health Department.
6. The Planning Department has not received any complaints regarding operation of this home occupation. If this renewal is approved, the applicant will be required to return to this Commission for renewal upon expiration of the new 5-year permit period. The Planning Department requests that the original approval conditions remain in effect.

Town Engineer had no staff comments

The Chairman verified with Mrs. Vigurs that the hours of operation do not need to be changed.

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

1. The business must be operated by the homeowner.
2. The permit will expire on 2/26/24 and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. Hours of operation are Wednesday & Thursday 4:30 - 8:00 p.m., Friday 9:00 a.m. – 5:00 p.m., and Saturday 8:00 a.m. – 1:00 p.m.
5. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.
6. Parking for the business is to be situated in the rear of the property designated as 'Proposed Parking B' as shown on plans submitted. No parking spaces to be constructed and no parking is allowed in the area shown 'Proposed Parking A'.

Vice Chairman Foley seconded the motion.

The motion carried and the vote was unanimous.

2. **Appl. 18-62P, Able Tool & Equipment** – request for a site plan of development for the construction of an 8,000 sf inventory storage facility, on property located at 430 Burnham Street, I zone

Mr. Kenneth Pudeler, engineer for the project representing the applicant, presented the request with Mr. Patrick Mancuso of Capital Studio Architects LLC. Site plans were shown of the four acre site on the East Hartford line with wetlands to the rear of the property. Able Tool is in need of an indoor storage facility for some of their equipment. A large existing concrete foundation at the front of the site from a former truck terminal will be removed along with some of the surrounding asphalt. The new building will have parking and fencing around the back along with the dumpster area. Stormwater will be directed to the rear of the property. Utilities are available from the street including gas for which they will dig their own ditch for the installation. The existing septic system will be upgraded and used for the new building's bathroom. Grass areas and landscaping were described. Mr. Mancuso described the proposed building showing elevations.

Director of Planning Michele Lipe gave staff comments:

1. Request for site plan approval to build an 8,000 sq ft building for equipment storage on 4.1 acres of land at 430 Burnham Road, I zone.

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2. This building is proposed on an existing foundation and the pavement to the rear of the existing building on the site. Maximum impervious coverage allowed is 65%, 32% proposed. The applicant will be excavating some of the existing pavement to achieve water quality treatment measures.
3. Proposed building height for the new building is 24 feet. Front yard setback allowed is 35 feet, the proposed building will be approximately 71 feet.
4. Our parking requirement for this building is 6 spaces, 11 spaces have been provided.
5. There are new building mounted wall pak lights shown. A cut sheet should be provided showing the fixtures are dark sky compliant and an isometric diagram showing lighting levels. ADRC reviewed plans for this project on February 7, 2019 and forwarded a positive review.
6. There are regulated wetlands on this lot; however no new impacts are anticipated. An IWA/CC permit was approved on December 5, 2018 with the requirement of a bond in the amount of \$5,000 for both the erosion and sediment controls and the stormwater system.
7. The site is served by public water and septic systems. Town Sanitarian Heather Oatis has reviewed and approved the proposal. An application to her office will be required at the time of the building permit.
8. The Fire Marshal has reviewed the site layout and has no comments on the plans
9. The Town of East Hartford was notified as required. They have not expressed any concerns on the plans. If this application is approved, the dumpster area should be screened.

Town Engineer Jeff Doolittle gave staff comments:

1. Details should be shown for the proposed fence and light fixtures.
2. Where will any roof drains from the proposed building discharge?
3. Will there be floor drains inside the proposed building? Where will they drain?
4. Has the existing septic system been inspected and its capacity analyzed for the proposed use? Provide a report on the existing septic system and any repairs or modifications needed
5. Explain and clearly label the area west of the building marked "Washed Rounded River Stone Infiltration Area"
6. Provide more spot elevations to clearly shown how to regrade the proposed regraded area next to the building.
7. The locations of the proposed underground utility lines should be shown from the main lines in Burnham Street to the proposed building.
8. Consider lowering the level spreader a little to elevation 60.5 so it is about 6" below the edge of the Bit Storage Lot.
9. East Hartford needs to approve the site access to Burnham Street and the street cuts for the proposed underground utilities.
10. A road pavement patch detail should be shown that complies to East Hartford's requirements.

The Chairman asked for comments from commissioners.

Commissioner Flagg confirmed with Mr. Pudeler the building will have heat but no air conditioning.

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Chairman Pacekonis discussed the outdoor Wal Pak lighting locations with owner/applicant Mr. Derek Bauer.

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

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5000.00 to ensure compliance with the erosion and sediment control measures
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. The building street number must be included on the final plan.
8. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
9. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
10. Septic system changes must be submitted to and approved by the Environmental Health Officer prior to filing of mylars and issuance of building permits.

Vice Chairman Foley seconded the motion.

The motion carried and the vote was unanimous.

3. **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

Mr. Ben Tripp, Director of Development for Metro Realty with Ms. Suzanne Choate, civil engineer from Design Professionals, Inc., Mr. Kwesi Brown, traffic engineer from Milone and MacBroom, and Mr. Ron Winchester of TPG Architecture presented the request. Mr. Tripp stated Metro Realty has developed five multi-family residential projects in town and described this application as their first commercial project in South Windsor.

Ms. Choate described the project on four parcels measuring 25.5 acres but mainly on 2.5 acres of 190 Buckland Road which measures a total of 13 acres. Chase Bank will have an access road running parallel to Buckland Road as previously described at a preliminary discussion in January. The proposed bank building is just less than 3,500 square feet with an ATM canopy. Twenty-nine parking spaces are proposed. Drainage and utilities were briefly described. ADRC reviewed the project and the canopy for the building has been redesigned per the Committee's comments. IWA/CC approval was received and mitigation will take place per their comments. Their signage plan is for Chase Bank only but does not include the overall development signage. Revised plans submitted address some of the Town Engineer's comments. Future stubs were indicated on a drawing for the access road and future development. Landscaping and lighting were described.

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Mr. Brown described traffic counts for all roads affected during the hours of 7 to 9 a.m. and 4 to 6 p.m. weekdays and 11 a.m. to 1 p.m. Saturdays. DOT counts from 2017 were used for analysis as well as future volumes for 2020 for existing volumes and for the proposed development. Estimates showed 37 trips coming into the bank site and 35 trips leaving the site in peak traffic flow conditions. Levels of service were rated good for Cedar Avenue. The Hemlock Avenue signal will be redesigned for the addition of a new leg and the Tamarack Avenue signal will be adjusted for acceptable levels of service. All sight lines are fine and the proposed development will be accommodated under existing road conditions with no traffic or safety issues.

Director of Lipe gave staff comments:

1. Request for a modification to a site plan approval to construct a 3,500 sf bank building at property on the easterly side of Buckland Road, Buckland Road Gateway Development zone.
2. The minimum lot size for the Gateway Zone is 3 acres; however, this property is 18 + acres. Maximum impervious coverage allowed is 60%. Frontage is 270 feet; minimum required is 200 feet. Front yard setback is 67 feet, 65 feet required. The parking area is shown behind the building.
3. Access management provisions are being handled in several ways. The drive for this building will be coming off a shared driveway that will service other parts of this property as well as adjacent properties. Currently the M & R Liquors site to the north is right-in, right-out only because of the median in Buckland Road. Originally access to this property was designed to come through the parking lot of M & R Liquors; however with the plan this is to tie in access through a new access road to the east of the site. With the approval of this new access proposal, it will supercede the existing access management requirements that was originally put in place with the 2007 approval of the Tuscan Hills site plan.
4. The new street also has provision so that future road connections can be extended both to the north, south and easterly when future sites are developed. An easements chart has been provided.
5. Pedestrian access is provided with the inclusion of a sidewalk along the Buckland Road frontage connecting up to the building with a crosswalk across the shared driveway as well as Buckland Road. There is a four foot sidewalk shown along the new roadway to be deferred until a later phase of the development.
6. The required parking spaces for this use are 14 spaces; 29 are provided and they anticipate 15 employees on site.
7. The Architectural and Design Review Committee reviewed this application on February 7, 2019. They did request the architect review the massing of the structure over the ATM drive-up as they felt that it could be reduced in size. Otherwise, the Committee provided a favorable recommendation on the site.
8. All lighting has full cutoff fixtures. The light poles are 14' poles with house shields on fixtures at the back of the site; and the same design as previously approved.
9. Parking lot landscaping requirements have been addressed. Has the buffer been addressed?
10. There has been no free standing sign proposed at this time, however both a free standing and building signage is allowed. A development sign will also be allowed at the entrance.
11. There are regulated wetlands on the site. IWA/CC approved this application on February 6, 2019. A bond shall be collected in the amount of \$25,000 for both the erosion and sediment controls and the stormwater system; \$25,000 for creation of the wetland; \$20,000 for wetland plantings and habitat plantings, which shall be held for three growing seasons for monitoring, maintenance and invasive control.

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12. Other conditions included:

- The proposed disturbance in the Upland Review Area shall be adjusted to include the installation of an access road to the mitigation area.
- Restoration and maintenance of the adjacent wetland area next to the mitigation shall be included as part of the mitigation plan, with details submitted to Town Staff.
- A conservation easement shall be placed within the area of disturbance for the mitigation area.
- An engineering plan to intercept and control any runoff from the pond shall be developed per staff approval.
- The access road to the mitigation area shall be removed and restored once all mitigation is completed, and will be included in the erosion & sediment control bond.

13. Public water and sewer are available. Water Pollution Control Authority approval has already been granted.

14. Proposed dumpster are located behind the building, on concrete pad and screened.

15. If this application is approved, Planning Department requests no additional approval modifications except as already noted.

Town Engineer Doolittle gave staff comments:

1. The turning radius from Buckland Road into and out of the new proposed private street needs to be larger for trucks and vehicle speeds. These radii should be at least as large as those for Hemlock Drive.
2. Include an accessible ramp on the SE corner of the private street, a painted crosswalk across Buckland Road, and pedestrian push buttons and signals at the intersection, and any necessary modifications to the signal controller and accessible ramp on the SW corner of Buckland Road and Hemlock Drive so pedestrians can cross Buckland Road between this development and Evergreen Walk.
3. Eliminate the stop sign and the end of the private street as the traffic signal will be modified to include the new street.
4. Why are the lanes on the private street so wide at Buckland Road (18 feet eastbound and 14 feet westbound)? Can these lanes be narrowed to 15 feet and 12 feet?
5. The south end of the detention basin sticks out into the west bound travel lane of the private street and creates a blind spot for traffic exiting the south driveway from the bank. The south end of this detention basin needs to be pulled back to line up with the north curb line west of the bank driveway. The painted center island can be made larger and should be curved to fit the SE corner of the street.
6. The SE corner of the private street should have a larger radius.
7. Consider straightening the east side of the private street and eliminating or increasing the 250 foot radius curve to improve the geometry of this street. The SE corner is more than 90 degrees.
8. Are the drive-through lanes one-way? If so, the direction needs to be clearly marked with signs and pavement markings.
9. I suggest the south lanes from the parking spaces closest to the bank be narrowed to one lane and marked exit only so traffic will have to use the center lanes to travel north to get to the bank parking spaces.

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Otherwise, there will probably be too much congestion from vehicles trying to use the short south lanes to get to and to leave the bank.

10. The timber guide rail needs to be extended all the way around the detention basin with the slopes shown.
11. Consider using underground detention structures instead of the small basin between drives for the detention basin east of the bank.
12. Show the outline of the building, parking lot and driveways on 206 Buckland Road, so it is clear how vehicles can get from this site to the bank site.
13. Show a taper on the north end of the proposed 5 foot sidewalk to the existing 4 foot sidewalk along Buckland Road.
14. Show a stop bar and sign at the end of the proposed driveway extension from 206/218 Buckland Road to the proposed private street.
15. Provide an intersection grading plan where the new private street intersects Buckland Road. The grading shown includes low points at the new CB on the north and south sides of the private street. Water from both this street and Buckland Road will flow to these catch basins, which could cause problems. It would be better to grade the private street to pitch down to Buckland Road and allow the water in Buckland Road to flow down the gutter line to the existing CB in this road. There should not be a lip at the end of this private street.
16. Why is the proposed bank raised up so much from the existing elevation? This requires more fill and grading
17. Regrade the lawn area between the proposed bank and sidewalk along Buckland Road to provide a shallow grass swale to catch runoff behind the sidewalk and convey it to a yard drain or two that tie into the catch basins in the street. This will help reduce water runoff and icing on the sidewalk and streets.
18. Provide more spot grades in the parking lot behind the bank.
19. Check the spot grades in the proposed private street to make sure they provide the proper cross slope.
20. Provide a detailed cross section for the private road similar to the standard Town road cross section with subbase, base, pavement layers, curb and cross slope.
21. Add a yard drain to catch surface water flowing down the south side of this property to the west, toward Buckland Road. This can be at the corner of the private street or elsewhere.
22. I suggest DMH-3 have a slotted grate for a cover.
23. Provide details for the proposed WQU-1 and 2 shown on the plans. WQU-2 will be difficult to inspect and maintain in the middle of the proposed street. It would be easier to access off the pavement.
24. Additional information is needed for the proposed ADS Barracuda WQU as we are not familiar with these. The stormwater management report has two sets of the same water quality flow calculations for the two units. Is this correct and are these units both the same size?
25. The plan shows a new 30" pipe conveying stormwater down the south side of this site to the existing CB and 30" pipe in Buckland Road. Confirm that the existing 30" pipes in Buckland Road have enough capacity to handle the proposed runoff from this site as shown, and for future development to the east and north.

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26. The existing connecting pipe near Buckland Road should all be removed to make room for new storm drainage pipes, and not leave old abandoned pipes in place.
27. The proposed pipe crossing the new north driveway from 206 Buckland Road to the private street should be at least 12" diameter.
28. Include a gate or barricade at the north end of the private street where the pavement ends, until it is extended further north.

Chairman Pacekonis asked for comments from commissioners.

Chairman Pacekonis asked if changes will be made to the left hand turn lane from Buckland Road into the site to accommodate queuing traffic. Mr. Brown stated they do not have intention to change the left hand lane but can have the timing of the lights modified and explained their analysis. The Chairman asked for the left turn lane into the site to be reviewed. Town Engineer Doolittle indicated the Town's traffic engineer will be reviewing the plan and submitting comments.

Commissioner Flagg continued the conversation on queuing cars and noted traffic will increase as other business are added to the site. The Chairman asked about sidewalks. Director Lipe stated sidewalks will be addressed when any future development comes back before the commission for site plan approval. Vice Chairman Foley noted sidewalks would also be installed along the access road.

The application was tabled until revised plans submitted are reviewed by staff.

Abutting neighbor to the project, Mr. Krawski, asked about access to the site from his property. Mr. Geoffrey Sager of Metro Realty proposed meeting with Mr. Krawski to discuss their access management plan.

4. **Appl. 19-11P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development concerning Unit 7D/7E to include a daycare facility, on property located at 151 Buckland Road, GD zone

Attorney Christopher Smith, land use attorney with Alter & Pearson, LLC, with Mr. Alan Lamson of FLB Architecture and Planning Inc., Mr. Ron Bomengen with Fuss & O'Neill, and Mr. Steven Mitchell, traffic engineer for the project, presented the application.

Attorney Smith submitted certified mailing receipts for the abutter notification letters for the record and described the proposal to modify the existing general plan of development for Evergreen Walk, Units 7D and 7E, by swapping out 10,000 square feet of commercial office space for 10,000 square feet of commercial day care use. The approved 2 to 1 ratio for commercial to residential use will be maintained. Any site specific proposal for the units will require another application to come before the commission.

Mr. Lamson showed site plans and stated the modification proposal will affect the front portion of Unit 7, in the vicinity of the Cambria Suites Hotel currently under construction and the 200 residential apartments already built. Two commercial office buildings measuring 5,000 square feet each will be eliminated and replaced with one 10,000 square foot building of commercial day care use permitted by special exception.

Mr. Bomengen noted no changes were made to the utility impact statement for the change from commercial office to commercial day care use. Demand flows for water and sewer, electric, telephone and gas are unchanged. Stormwater will be directed to the back detention basin built for the apartments. Gas and electric will come from the apartments and water runs directly in front of the property.

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Mr. Mitchell noted the traffic count for the entire overall site generates a low of 1,500 vehicles in peak a.m. hours to a high of 4,300 vehicles on Saturdays. National averages for a day care of this size as published by the Institute of Traffic Engineers yields approximately 10 employees and drop-offs and pick-ups for approximately 60 children which is a little higher than for a commercial office. The average increase of around 50 trips in peak hours has a negligible impact on any traffic flows throughout the site with no noticeable difference in the traffic after this change is made.

Director of Planning Lipe gave staff comments:

1. The original general plan was approved in 2001 and this plan was renewed in 2014 and modified several times over the past few years.
2. This proposed change with this modification includes:
 - Change approved 10,000 sf office to 10,000 sf daycare facility as a part of the commercial use.
3. Utility impacts to assess proposed changes were addressed in the report that you received. This report was reviewed by Town Staff and no concerns were expressed. Adequate public water is and sewers are available in the area and details designs would be reviewed at the time of site plan approval. Minor changes are projected in the peak traffic volumes.
4. Some improvements required with the last update included: further commitment to complete another section of the walking trail, completion of the final pavement (along Cedar Avenue heading south), and requirement to complete the water loop as required by the Fire Marshal and CT Water which has been completed.
5. Some of the remaining items include future phases of the walking trail; removal of structures on site such as the old barns and the vacant houses along Buckland Road.
6. The PZC may recall this area is a part of the approved site plan that dates back to 2011 as a part of the multi-family approval. At that time, there was a requirement of a 2:1 ratio of residential to commercial that was required.
7. There is currently a site plan that has been approved by the PZC, IWA and WPCA for this unit area.
8. Prior to any actual building or site construction, a full site plan of development that is in conformance with the approved general plan must be submitted and approved by the Commission as well as the Inland Wetlands Agency and the WPCA. The site plan will include all of the engineering details as well as final building design and site layout.
9. Since this daycare proposal is only a small part of the overall site approval for Unit 7D, we would expect a phased site plan be filed so that the offices in Phase 2 are accounted for in the parking layout etc. and zoning data block

If this General Plan is approved, Planning Department requests:

- All of the conditions of the 2014 general plan approval will remain in effect.

Director Lipe noted the four way intersection at Evergreen Way and Tamarack Avenue leading to the apartments, as noted in the 2011 approval, will be a four way stop as a result of the apartment certificate of occupancy approval process. The four way stop has not yet been implemented but will be implemented this spring.

Town Engineer Doolittle gave staff comments with a question from the Superintendent of Pollution Control whether there will be an impact on capacity and flows to the sewer and whether this facility will need a

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pump or flow by gravity to the existing sewers. Mr. Bomengen stated the site will be able to get to the sewer by gravity and based on their flow calculations, for a commercial use to a commercial use, will have no affect or change on the projected flows.

The Chairman asked where the public can now walk on the walking trails and how close the trail system is to completion. Mr. Lamson showed areas on the site plan in the lower and northern sections where trails have been completed but also where connections are missing valued at a quarter of million dollars. Chairman Pacekonis and Vice Chairman Foley voiced the frustration of the Commission of waiting fifteen years for the walking trails to be completed and the two vacant houses removed. Attorney Smith stated they will convey the Commission's message to the owner and that site specific proposals will add to the completion process. Mr. Lamson stated proposals have been received to remove the two houses which have asbestos and lead.

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

The Commission notes that this approval is for a General Plan of Development, which does not address all engineering and site design details.

1. A Site Plan of Development approval is required prior to construction, per Section 4.2.15.D of the zoning regulations.
2. At the time of site plan submission, the Commission will review all specific details of the project, including, but not limited to, the following concerns raised during the General Plan of Development update application process:
 - Removal of structures on site such as the old barns and vacant houses along Buckland Road;
 - Timeframe for completion of the walking trail;
3. No building permits will be issued until any required OSTA certificate has been issued (per CGS §14-311).
4. All approval conditions of the March 11, 2014 for Appl. 14-09P, Evergreen Walk General Plan of Development remain in effect

Vice Chairman Foley seconded the motion.

The motion carried and the vote was unanimous.

5. **PZC-Sponsored Amendments:** (1) Modify Section 3.2.2 Residential Zones (RR, AA and A) for Interior Lots 3.2.2.C.5.b to allow for an alternative to fee ownership of frontage along the public road; (2) Add Section 2.22 Fencing on Commercial/Industrial sites for fencing requirements and Modify Section 4.4 I-291 Corridor Development Zone (CD) to permit barbed wire fencing only by Special Exception; (3) Modify Table 4.1.1A for the residential provision in Permitted Commercial and Industrial Uses to allow by Special Exception rental of one of the uses

Vice Chairman Foley made a motion to approve the three zoning text amendments with the following conditions:

1. The PZC finds the amendments in conformance with the Plan of Conservation and Development.
2. Effective date for the amendments is March 17, 2019

Commissioner Bonzani seconded the motion.

The motion carried and the vote was unanimous.

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BONDS: Callings/Reductions/Settings

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl. 19-14P, Heggenhougen Resubdivision – request for a 2-lot subdivision to create one new building lot on property located at 443 Rye Street, RR and I zones
2. Appl. 19-16P, Asticou Resubdivision – request for a subdivision, approx. 5.5 acres, to create one new residential lot on property located on the southerly side of Deming Street easterly of Buckland Road (235 Deming Street), AA-30 and Buckland Gateway Development zone
3. Appl. 19-18P, Design Professionals, Inc. – request for a zoning text amendment to Section 4.4.5 Site Appearances in the I-291 Corridor Development zone specifically to modify Section 4.4.5 E.1 to allow for outdoor storage as an accessory use to a product distribution center provided it meets certain requirements

MINUTES: 02/05/19 adopted by consensus

OLD BUSINESS: *see page 3*

OTHER BUSINESS:

There will be two public hearings on March 12, 2019 for the Redland Brick and Educational Playcare applications.

The Connecticut Federation of Planning & Zoning Agencies 71st annual conference will be held on March 28th and a final count of commissioners attending will be taken at the March 12th meeting.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 8:42 p.m. was made by Commissioner Flagg
Seconded by Alternate Commissioner Bernstein
The motion carried and the vote was unanimous.

Respectfully Submitted,
Lauren L. Zarambo
Recording Secretary