

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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APRIL 9, 2019

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

ALTERNATES PRESENT: Paul Bernstein

STAFF PRESENT: Jeffrey Folger, Senior Environmental Planner; Jeffrey 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.

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

Acting Secretary Commissioner Bernstein read the legal notice as it was published in the Journal Inquirer on Friday, March 29, 2019 and Thursday, April 4, 2019.

- 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

Mr. Kenneth Pudeler of Pudeler Engineering representing applicant Mr. Jonathan Heggenhougen presented the request describing the historic brick house on a 78 acre parcel on Rye Street. The resubdivision will cut off the existing brick house into a one acre lot in the RR zone and leave the rest of the property as a single building lot. A site plan was shown and described. A small percentage of the land is zoned Rural Residential to the front and the rest of the property zoned Industrial to the rear. A sanitary sewer easement runs through the property but will not be disturbed. Rye Street can have high traffic volume and sight lines have been established for the driveways for road conditions and curve. A site plan will be submitted at the time a house is proposed on the new 77 acre lot.

Senior Environmental Planner Jeff Folger gave staff comments:

1. Request for a 2-lot subdivision to create one new building lot on property located at 443 Rye Street, RR and I zones.
2. Minimum lot size required in the RR zone is 40,000 sf. with a minimum of 175 feet of frontage. The applicant is proposing to cut out the existing house south of the McGrath/Rye Street corner creating a one acre lot size. A turnaround driveway is to be added. The new lot created will be 77+ acres. It appears all other zoning requirement shave been met.
3. The site line for driveway on the new lot requires some clearing along both frontages. A site line easement is shown on the plans. In the event that Town trees are to be removed, the applicant must coordinate with the Town tree warden.
4. There are no sidewalks proposed with this development. Currently there are no sidewalks along Rye Street in this area.
5. There are regulated wetlands on the property. The IWA/CC approved this application on 3/20/19 requiring a bond in the amount of \$2,000 for Erosion and Sedimentation control measures.
6. The site will be serviced by public water and Town sewers. WPCA approval is required.

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If this application is approved, Planning Department requests the lots be labelled Lot 1 and Lot 2 and notes the address assigned to the new lot is #375 and should be reflected on the plans.

Town Engineer Jeff Doolittle gave staff comments:

1. Show iron pins to be set at all lot corners and every 400-1000 feet on long straight runs where they do not already exist.
2. A quit claim deed to the Town needs to be prepared and filed for the land in front of these 2 lots between the property line shown along Rye Street and the center of this road pavement.
3. The proposed front property line/ROW along Rye Street needs to be monumented.
4. The new driveways should be labeled as having Bituminous Pavement preferably to the house/parking but at least as a 20 foot apron at the street.
5. The proposed driveway on the remaining parcel for the proposed house should be graded to 10% slope or less, if possible.
6. The proposed electric/phone/cable lines will need to be shown for the proposed house.
7. The Town standard for sanitary sewer laterals is 6" diameter SDR 35 PVC pipe at a minimum slope of 2%, with clean-outs every 100 feet and at bends.
8. WPCA review and approval is needed for this resubdivision.
9. A plot plan for the proposed house must include all the information on the Building Permit Site Compliance Checklist.

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

Ms. Nancy Famiglietti of 81 McGrath Road spoke in favor of the application.

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

No one from the public spoke against the application.

Mr. Pudeler commented that he received a telephone call from Mrs. Marsh, owner with her husband of 404 Rye Street located across the street from the property, who voiced their support and asked if the driveway location could be moved to across from their driveway. Town Engineer Doolittle confirmed the sight line was adequate and the driveway could be moved.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Flagg spoke about the sanitary sewer easement with the Town Engineer and driveway locations with Mr. Heggenhougen.

Chairman Pacekonis verified Commissioner Flagg's address on McGrath Road was not near the subject property.

Commissioner Greer confirmed with Mr. Heggenhougen that there would not be a gun range on the property but that he would be shooting guns within regulations and his rights as a hobby on his property.

The Chairman closed the public hearing at 7:23 p.m.

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- 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

Mr. Bruce Kelley, member of Asticou Investment LLC, presented the application showing a site plan previously approved on April 24, 2018 but for which the mylars had not been filed within the allotted time frame.

Senior Environmental Planner Jeff Folger gave staff comments:

1. Request for a subdivision, approximately 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
2. This is the same plan the PZC approved for this application last year; however the applicant did not record the maps in the statutory time frame for recording which has now elapsed.
3. Minimum lot size required in the AA-30 zone is 30,000 sf. The lot size proposed is 33,260 square feet for the new lot.
4. The existing house has a driveway onto Deming Street that services 247 Deming Street; the new lot will share the entrance at Deming Street. The sight line for this driveway should be shown on the plans.
5. There are no sidewalks along this side of Deming Street.
6. There are regulated wetlands on the property. The IWA/CC approved this application on 4/18/18 requiring a bond in the amount of \$3,000 for E and S; a conservation easement over the wetlands on the building lot to be marked in the field and bare root plantings in the wetlands area. This is the same area where a buffer is required so those plantings will be supplemented with red cedar and river birch.
7. The site will be serviced by public water and Town sewers. WPCA approval is required.

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

Town Engineer Jeff Doolittle no staff comments.

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

Mr. Albert Allard stated they recently purchased 247 Deming Street and asked about a driveway inclusion on the plan since the applicant will be responsible for paving a shared driveway with his property.

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

No one from the public spoke against the application.

Chairman Pacekonis asked for comments from commissioners.

Chairman Pacekonis asked if there is an easement for the shared driveway. Mr. Kelley explained that part of the driveway for 247 Deming Street was over the property line and an easement created to allow the driveway to exist over the property line. A shared entrance will be created when the new house is constructed on the new lot removing the need for the easement. Town Engineer Doolittle stated they may want to have a cross travel easement so that each party can enjoy full use of the driveway without dispute. Mr. Kelley described the details of the driveway entrance and the exact idea which was worked out with Director of Planning Lipe in their last approval. The Chairman confirmed with the Town Engineer that the easement will

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be extinguished after the driveway is relocated as depicted on the plan. Mr. Kelley and Mr. Allard agreed to discuss the plan and work together.

The Chairman closed the public hearing at 7:34 p.m.

- 3. Appl. 19-19P, Truth Baptist Church** – request for a special exception to Table 3.1.A and site plan modification to add 2+ acres to the church property including a parking lot addition, on property located at 60 Burnham Street, RR zone

Mr. Bim Rowley, Pastor of Truth Baptist Church and licensed engineer, presented the application with a power point presentation showing previous changes made for their auditorium expansion which placed the additional parking in their ball field. In the past year they purchased the abutting property which may allow them to move their parking area toward Burnham Street and off their activity field. All zoning requirements will be met including a 50' buffer to the commercial property to the east.

Mr. Tom Linden of Linden Landscape Architects, LLC from Wethersfield described the proposal to clear up to the 50' buffer line, leaving the existing buffer consisting of large mature trees and scrub brush. Mr. Linden stated he spoke with the Director of Planning about their plan which includes clearing an additional 20' - 25' area into the 50' buffer in order to work with the slope so that runoff will go into the a grass infiltration area. An on-site meeting with Town staff would take place prior to clearing, after the buffer line is flagged, to identify significant trees and plants to be saved. A final planting plan would then be created for the buffer requirement and the area replanted after construction to re-establish the required 50' buffer. Their plan also includes landscape plantings for parking lot islands and border.

Senior Environmental Planner Jeff Folger gave staff comments:

1. Application for a special exception to Article 4.1.8.b to add two acres to the existing church property and site plan modification for the addition of 52 parking spaces on property at 80 Burnham Street, RR zone.
2. Special exception criteria 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.

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- Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
- 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.

3. Site size was previously 5+ acres. With the additional land added to the church property, the new size is 7+ acres. Proposed impervious coverage is 24.8%; 50% allowed. There are currently 87 spaces on site; the proposal is to add an additional 52 spaces bring the total to 139 spaces.
4. The site is generally an open site with very little existing vegetation. The land that was recently purchased to the east of the gymnasium is an area that is primarily brush that they intend to clear for parking and recreation area.
5. Because this property abuts a General Commercially zoned property, it is subject to a fifty foot buffer. The applicant intends to leave the existing vegetation to the rear of the property where it currently abuts up the Carvana Car storage lot that has fencing that is screened and will be supplementing the buffer towards the area closest to Burnham Street. The property immediately adjacent to the site has an existing row of mature evergreens that provide the commercial side buffer
6. Public water and a septic system will service the site. A permit with the Health Department will be required to demonstrate the septic location in relationship to the proposed parking.
7. The Town of East Hartford was notified of this pending application.

Town Engineer Jeff Doolittle had no staff comments.

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

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

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

Ms. Tamara Pleasant, lifetime resident of 89 Burnham Street, spoke with concerns about the application regarding the dirt consisting mostly of sand that will be blowing into their houses while the parking lot is constructed and the need for any plantings to be watered in order to survive. She asked for confirmation that the parking lot, which is across the street from her house, will not be used for activities such as flea markets and fund raisers in the future and questioned the plan to reduce the 50' buffer for drainage purposes. The Chairman asked Ms. Pleasant to show where her house was located on the site map.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Greer asked about landscape bonds to assure the site is compliant with the plan.

Environmental Planner Folger noted a typical approval condition for a site plan is a \$2,000 landscape bond held for one growing season. Commissioner Greer recommended increasing in the bond since the 50' buffer is being disturbed.

Vice Chairman Foley discussed the applicant's plan to cut an additional 20'-25' into the buffer for the watershed and suggested leaving the buffer intact and using infiltration underneath the asphalt. Mr. Linden

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noted advantages of having infiltration under the grass rather than pavement and described their proposed plan. The Vice Chair recommended leaving the buffer intact in the spirit of being a good neighbor to the surrounding residents.

Commissioner Flagg asked about the use of the ball field and future activities at the church. Mr. Rowley stated they have not used the ball field in a couple of years but have a soccer league for 6 to 12 year olds in the fall and a basketball league. The commissioner suggested a landscape buffer or fencing between the ball field and parking lot. Mr. Rowley noted they have not used the field in 2 years. Church membership has numbered 230-250 people for the last 15 years and is not expected to change.

Commissioner Bernstein asked what the surface will be for the parking lot. Mr. Rowley stated they will pave with asphalt as soon as they have the money.

Chairman Pacekonis asked if activities will increase. Mr. Rowley described church activities with services on Sunday morning and evening, bible studies on Wednesday evenings, weddings, showers, basketball and soccer. The additional parking lot will give them a better place to park for their normal activities rather than parking on the grass. Mr. Rowley noted they will be maintaining the 50' buffer and spoke about engineering the parking lot drainage and buffer requirements.

The Chairman discussed Vice Chairman Foley's suggestion for drainage with the Town Engineer.

The Chairman called Ms. Pleasant to the podium who voiced concern about sand blowing into their houses for the next 2 years and asked how plantings will survive without topsoil and water.

Vice Chairman Foley noted the structure on the landscape drawing that could be placed 5' off the edge of the proposed asphalt in order to minimize disruption noting there is no need to clear 25'. Mr. Rowley described their plan and agreed to 10' of disruption to accommodate their backhoe.

Environmental Planner Folger recommended a \$4,000 bond for Erosion & Sediment Control to include re-stabilizing the soil and lawn after construction. Commissioners discussed the \$2,000 landscaping bond and both bonds to be held for two growing seasons.

The Chairman closed the public hearing at 8:24 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: The Chairman called the Regular Meeting to order at 8:28 p.m.

PUBLIC PARTICIPATION:

Mr. Krawski of 130 Buckland Road spoke about the history of his property and requested access onto Buckland Road between the two stone pillars on his property. Chairman Pacekonis indicated he will meet with the Director of Planning when she returns from her conference to discuss the site plan for the property.

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

1. **Appl. 19-20P, Town of South Windsor Summer Farmers Market** - request for renewal of a 2-year temporary & conditional permit to allow a farmers market weekly from June through October, offering produce and other items such as vegetables, fruits, cheeses, meats, baked goods, soaps, and candles at the Charles Enes Community Center, 150 Nevers Road, RR zone

Director of Parks and Recreation Ray Favreau presented the application with the Chairman of the South Windsor Food Alliance and honorable new Mayor Andrew Paterna. The South Windsor Food Alliance was

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established in 2012 as a sub-committee of the Park and Rec Commission and the first farmers market was in 2013. This will be the 7th year of operation with 40 vendors. Traffic flow and parking are unchanged for the Saturday crowds which average 1,200 to 1,500 people. Time of the market has been changed to 9 a.m. to 12 p.m.

Senior Environmental Planner Jeff Folger gave no staff comments.

Town Engineer Jeff Doolittle had no staff comments.

Commissioners had no questions.

Commissioner Bernstein made a motion to approve the application.

1. The Temporary and Condition permit will expire on April 9, 2021.
2. The market will be held weekly on Saturdays from June 22 to September 28, 2019. Set up will begin at 8 a.m. and the market will run 9 a.m. to 12 p.m.
3. The Health Department must be consulted and proper permits obtained for vendors selling or providing food at the market.
4. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.
5. All free standing signs and/or building signs (temporary or permanent) require the issuance of a sign permit before they are erected.
6. Future dates for the 2020 Farmer Market must be submitted to the Planning Department.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

- 2. 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 (Public Hearing closed on March 26, 2019)

Planner Jeff Folger distributed approval conditions to commissioners.

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. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
3. A landscape bond in the amount of \$10,000 must be submitted in accordance with enclosed surety policy. Trees are required to be planted during the 2019 spring growing season.
4. This permit is valid for a period of 3 (three) years. The permit expiration date is April 9, 2022. The permit must be renewed prior to expiration if earth removal operations are to continue.
5. Within one year of this approval (by April 9, 2020), the applicant must submit a status report of the engineering design and time frame for the relocation and construction of the access road on the northerly side of the property.

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6. A restoration bond in the amount of \$30,000 shall continue to be required by this Commission. 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.
7. The owner must provide to town staff and keep current all direct contact information for the general manager of the facility including business phone, cell phone and email.
8. Monitoring of dust created by activities on site must occur on a daily basis and efforts to mitigate dust must be employed. The proposed irrigation measures and new haul road are required to be in place prior to the start of any mining or hauling of clay.
9. A water truck must be kept on site and used as needed and shall be recorded and logged. All logs shall be available for inspection within 24 hours of any request of the Zoning Enforcement Officer.
10. The hours of operation in the mining area is limited to: Monday through Friday 7 a.m. – 7 p.m. and Saturday 7 a.m. – 5 p.m. There is to be no work in the mining area on Sundays.
11. All activities must comply with the Town's Noise Ordinance. If the applicant is in violation of the noise ordinance, the applicant will be in violation of this permit and the town may take any steps it deems necessary to abate the violation and noise nuisance.
12. The applicant shall install directional back-up alarms on the equipment if safety regulations permit.
13. The existing upper road shall no longer be used as the haul road but they will be using it to get equipment serviced and to maintain the swale and required landscaping.

Vice Chairman Foley seconded the motion.

Commissioner Flagg requested an additional approval condition for the monitoring of water quality, "Water quality records required by DEEP shall also be submitted to the Town."

Commissioner Greer accepted friendly amendment.

Vice Chairman Foley seconded the amendment.

The motion carried and the vote was unanimous.

3. 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

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

1. This approval is for 2 lots, numbered 1 and 2.
2. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
3. 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.
4. Water shall be supplied to this subdivision by public water.
5. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including bonds in the amounts \$2,000 to ensure establishment of the erosion and sedimentation measures.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

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7. 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 acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.
8. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
9. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
10. 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.
11. A drainage assessment fee in the amount of \$50 shall be submitted to this Commission.
12. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.
13. The Town Engineer's review comments dated 4/3/19 must be incorporated in the final plans.
14. The removal of any trees within the Town right of way proposed to be removed to establish the site line from the new driveway must coordinate their removal with the Town's tree warden.
15. The lots shall be labelled Lot 1 and Lot 2. The new lot (Lot 2) shall be assigned the street number of 375 Rye Street and shall be added to the plans

Commissioner Greer seconded the motion.

The motion carried and the vote was unanimous.

- 4. 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

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

1. This approval is for 1 lot.
2. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
3. 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.
4. Water shall be supplied to this subdivision by public water.
5. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including a bond in the amounts \$3,000 for erosion and sedimentation measures.

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6. A landscape bond for the buffer plantings in the amount of \$3,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
7. Trees within the street trees easement and any other trees on land that is currently or will in the future become Town-owned land are to be planted in accordance with the enclosed Tree Planting Specifications. Any trees to be removed within the town ROW must be posted by the Town's tree warden.
8. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
9. 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 acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.
10. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
11. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
12. 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.
13. A drainage assessment fee in the amount of \$50.00 shall be submitted to this Commission.
14. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.
15. Site line for the new driveway shall be shown on the subdivision plan.
16. The Town Engineer's review comments dated 4/24/18 must be incorporated in the final plans.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

- 5. Appl. 19-19P, Truth Baptist Church** - request for a special exception to Table 3.1.A and site plan modification to add 2+ acres to the church property including a parking lot addition, on property located at 60 Burnham Street, RR zone

Commissioner Foley 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.

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3. A landscape bond in the amount of \$5,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed. Bond to be held for two growing seasons.
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. Dust control is required during clearing and re-establishment of grass and plantings.
11. Process fill for the new parking lot should consist of minimal fine particulates to minimize dust until paving.
12. Additional screening plantings must be added along the road frontage adjacent to the parking lot per Town staff approval.

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

BONDS: Callings/Reductions/Settings

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 19-21P, Mitchell Excavation Special Exception/Site Plan Modification** - request for a 5 year renewal for the special exception to Article 7.16.4 for an earth removal permit and site plan, on property located at 1488 Sullivan Avenue, RR zone
2. **Appl. 19-24P, TOSW Porters Hill Special Exception Site Plan** – request for a special exception to Table 3.1.1A for a park to be operated by the Town of South Windsor, on property located at R002A Collins Lane to be known as 100 Sand Hill Road, RR zone
3. **Appl. 19-25P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development concerning Unit 8 to provide for 140 units of independent living use, on property located at 151 Buckland Road, GD zone

MINUTES: 03/26/19 Special Meeting Site Walk (draft minutes distributed at meeting) and 03/26/19, both approved by consensus

OLD BUSINESS: *see page 2*

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

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Motion to adjourn the Regular Meeting 9:18 p.m. was made by Commissioner Flagg, Seconded by Vice Chairman Foley. The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo
Recording Secretary