

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

MAY 14, 2019

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

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein

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

PUBLIC HEARING / COUNCIL CHAMBERS 7:00 PM

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

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Thursday, May 2, 2019 and Thursday, May 9, 2019.

Chairman Pacekonis appointed Alternate Commissioner LeBlanc to be seated for Commissioner Flagg.

1. **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

Director of Parks and Recreation Ray Favreau presented the request describing the 18.1 acre parcel formally known as Collins Hill that the Town purchased in 2017 to perpetuate recreational use that had been established over the last 50 years when the Town would lease the property from the Collins family for seasonal use for sledding. As an addition to Nevers Park the land will be used for special events, two of which were successfully held last year. Improvements have been made with removal of invasive plants and dead trees while salvaging healthy trees and cleaning up around the brook. A pedestrian activated crosswalk will be installed to connect to the ball field parking lot across Nevers Road.

Director of Planning Michele Lipe gave staff comments:

1. 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
2. Town parks are allowed by Special Exception. Consideration for this type of use 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

MAY 14, 2019

- 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.
- 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. The proposal is to use this land for recreation programming to include such events as: sledding activities, kite night, pumpkin roll and launching of fireworks for Armed Forces Day and Festival of Lights.
4. Improvements to the property include:
 - A solar powered crosswalk on Nevers Road connecting to the parking area with access to the park area;
 - Use of the existing curb cut along Sand Hill for an onsite parking that is needed; and
 - Site identification sign.
5. There is an existing curb cut along Sand Hill Road, which provides access into the site. As this area is a sloped area, we would request that the Recreation Department work with Engineering, Planning and Police if it is going to be used for overflow parking needs.
6. There are no utilities proposed to be brought to the site. There are restroom facilities across Nevers Road that are currently under construction that will be easily accessible to folks using this recreation area.
7. If this application is approved, the Planning Department has no requested modifications.

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 in opposition to the application.

No one from the public spoke against the application.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Wagner asked Director Favreau about the pedestrian activated crosswalk and requested a red flashing light for the sign rather than a yellow flashing light typically used for crosswalks.

Alternate Commissioner Bernstein spoke in favor of the application stating for those who have grown up in South Windsor it is an iconic site.

The Chairman closed the public hearing at 7:10 p.m.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

MAY 14, 2019

- 2. 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

Mr. Robert Arsenault, P.E., representing applicants Mr. and Mrs. John J. and Della T. Mitchell, presented the request for a 5-year renewal of the special exception for earth removal and site plan modification on the 19.6 acre site. There is a 300' CLP right of way to the north and Plum Gully Brook and associated wetlands run on the eastern boundary. The site is at 90% to 95% completion for excavation and is ready to finalize grading and for restoration. Matting composed of a purple pea ground cover is proposed on the slopes on the northern and eastern sides. Other areas were shown at a 2% grade in preparation for future development. A 4 foot earthen berm is proposed along the southern line along Ellington Road with wildflower and salt resistant plantings per IWA/CC approval conditions to include input from Town staff and PZC for what type of plantings they would like to see. The old excavation area in the CLP easement will be leveled with the remaining earth removed from the site.

Director of Planning Lipe gave staff comments:

1. Request for a renewal of the five year Special Exception permit to Section 7.16 for an earth removal permit and site plan approval to extract gravel on property at 1448 Sullivan Ave., RR zone.
2. This application is to complete the grading and restoration of the 19.2 acres property. The site is currently accessed from both Ellington Road and Sullivan Ave. The plan reflects the existing grades as well as proposed grades when the operation is completed.
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 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

MAY 14, 2019

- The applicant shall post a bond 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 current hours of operation are Monday through Saturday from 7:00 a.m. – 4:30 p.m. with no work on Sundays.
 5. The applicant has a gravel storage piles approximately 100 feet from Sullivan Ave. that has provided a visual buffer of the vehicle storage area and the material stockpiles.
 6. A 4 foot high planted berm is proposed along the Ellington Road frontage however the quantities, type and size of trees has not been included on the plans. There are no additional trees proposed along the ridge line.
 7. There are no regulated wetlands on the site; however the applicant did receive renewal of the conservation approval on May 1, 2019 with the recommendation of a bond in the amount of \$10,000.
 8. The PZC should note that although this property is currently residentially zoned, it is included in the town center area Village District Overlay zone. Any future commercial use and/or mixed use of this property would require further action by this Commission.
 9. With the previous approval, the PZC had an approval condition related to dust, hours of operation and noise generated from on –site activities. We would recommend those same approval conditions be incorporated into this approval.

If this application is approved, Planning Department requests that the planting along Ellington Road be identified as to types, quantities and sizes.

Town Engineer Jeff Doolittle had no staff comments

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

Mr. Robert Dickinson, 19 Birch Road, commented in support of the application regarding the inclusion of the Town walking trail in the right of way of the power line easement as shown in the POCD and for room to accommodate sidewalks along the roads in any plan for development.

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

No one from the public spoke with concerns or opposition.

Chairman Pacekonis asked for comments from commissioners.

Vice Chairman Foley asked about the trees removed 5 years ago and requested the replacement of the platanus trees to restore the character of the site with 4” to 5” caliber trees. Mr. Arsenault stated their replacement will not be a problem and described the start of project when they arrived on site to find tree cutters had taken down the trees marked to be saved. Mr. Mitchell was horrified, fired the crew and now has asked Mr. Arsenault to assure the Commission the trees will be replaced. The earthen berm proposed along Ellington Road was discussed.

Commissioner Wagner discussed the request for sidewalks as a priority in the Plan of Conservation and Development. Director Lipe noted the requirement for sidewalks in the town center overlay zone to create a walkable community. The commissioner stated he visited the site and noted the ravine beneath the power lines which was noted to be filled and leveled and discussed access points to the site and restoration plans.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

MAY 14, 2019

Chairman Pacekonis concurred with Vice Chairman Foley regarding the tree replacements and agreed with Commissioner Wagner to leave room for sidewalks. The Chairman suggested cutting the proposed berm short so there is room for trees to be planted for the site's restoration and asked about a berm's effect on sight lines for entrances of future development. After discussion with Mr. Arsenault it was determined the berm was not necessary, instead, the land will be evenly graded toward Ellington Road with adequate room graded for a sidewalk. Hardy, salt resistant, wild flower mix plantings will be installed along with the tree replacements.

Director Lipe recommended incorporating the previous approval conditions especially in regard to dust and noise as protective measures.

The Chairman closed the public hearing at 7:35 p.m.

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: Chairman Pacekonis called the Regular Meeting to order at 7:40 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION: None

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

1. **CGS 8-24 Referral** regarding the planning, design, acquisition, construction, equipping and furnishing of a new Philip R. Smith Elementary School

Mr. Mark Schweitzer with Colliers International introduced himself.

Director of Planning Michele Lipe described the referral.

Chairman Pacekonis read the letters from Town Council requesting the referral.

Commissioner Wagner made a motion to send a favorable report.

Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

2. **CGS 8-24 Referral** regarding the planning, design, acquisition, construction, equipping and furnishing of a new Eli Terry Elementary School

Commissioner Wagner made a motion to send a favorable report.

Commissioner Greer seconded the motion.

The motion carried and the vote was unanimous.

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 requirement (Public Hearing closed 4-23-19)

Director Lipe reviewed the red line copy of the amendment submitted at the last public hearing.

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

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

MAY 14, 2019

1. The Planning and Zoning Commission finds that the zone text amendment in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text change is 5/19/19.

Commissioner Wagner seconded the motion.

Chairman Pacekonis voiced concern about height and screening requirements. Director Lipe stated the Commission would review specific requirements for all applications.

The motion carried and the vote was unanimous.

- 4. 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 (Continued from March 12, 2019; extension granted to 4/23/19; Public Hearing closed 4-23-19)

Director Lipe summarized the two nights of public hearings that included two traffic reports from the applicant and traffic reviews requested by the Town of the applicant's traffic reports and suggested conditions of approval discussed by the Commission during the public hearings.

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

1. This approval is for a daycare facility with maximum of 270 children. Hours of operation are Monday – Friday 7 am- 6 pm with no weekend hours.
2. Prior to commencement of any site work, a meeting must be held with Town Staff.
3. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
4. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$20,000 to ensure proper placement and maintenance of erosion and sediment controls, \$20,000 for installation of stormwater system, and \$10,000 to establishment of wetland, wildlife and erosion control plantings within the and basin and slopes. These bonds are required to be posted prior the filing of mylars.
5. A landscape bond in the amount of \$10,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
6. All bonds must be in one of the forms described in the enclosed Bond Policy.
7. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
8. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
9. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
10. No building permits will be issued until the Office of the State Traffic Administration certificate has been issued (per CGS §14-311).
11. The building street number must be included on the final plan.
12. Pavement markings must be maintained in good condition throughout the site drives and parking areas.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

MAY 14, 2019

13. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
14. Engineering comments dated 3/6/2019 must be incorporated into the final plans.
15. Dumpster pick up shall occur during working the facilities working hours.
16. Site lighting levels shall be reduced to 30% during off hours and put on motion sensors.
17. Nineteen of parking spaces in the front of the site must be signed as “drop off” spaces.
18. Exiting from the site shall be restricted to “Right Turn Only” and posted as such. The site drive shall be configured to direct exiting vehicles to the right. If changes made to the signal by Department of Transportation improve the queuing situation, the applicant could request the Town to reconsider this restriction.
19. A sign shall be posted that reads, “Do Not Block the Driveway”.

Commissioner Wagner added a friendly amendment that “The State consider requiring a sidewalk along the Ellington Road frontage to the Pleasant Valley Road intersection”.

Commissioner Dexter seconded the motion to include the friendly amendment.

Chairman Pacekonis verified the commissioners to be seated to vote on the application stating Commissioner LeBlanc was seated for Commissioner Flagg and that Commissioners Wagner, Dexter, Foley, Greer, Bonzani, LeBlanc and he were confident that they had listened to the recordings, read the minutes and were familiar enough with the project to move forward to make a decision on the application.

Commissioner Wagner noted, in regards to his friendly amendment about the sidewalk, a photograph of the corner submitted by the applicant showed little room for a sidewalk and stated the State can install sidewalks in the entire right of way next to the road and can determine if sidewalks are feasible and desirable for this site. The commissioner noted there is agreement that the services and facility the applicant is offering are needed in South Windsor. Commissioner Wagner stated, concerning traffic safety, that after review of the minutes, traffic reports and materials submitted by Mr. Dow, that it is a disservice to the community to ignore the expert opinion of the traffic experts. The applicant provided a second traffic study and the Town’s independent expert peer reviewed the studies. The local police watched the intersection and recommended approval of the project with a no left turn sign. The biggest concern is pulling out of the site where, if there is a queue, a car will have to wait to exit and, when there is no queue, there is sufficient sight line to look down the road to exit the site. The major concerns coming out of the facility have been dealt with by requiring no left turns and the ‘Do Not Block Driveway’ sign. The large number of accidents reported should have only included the area between Pleasant Valley Road and Schoolhouse Drive. Commissioner Wagner concluded this site will not cause accidents on Pleasant Valley Road or the other side of the traffic light and recommended approval of the application.

Chairman Pacekonis stated all traffic assumptions by the traffic engineers were based on the signal light functioning properly which he has never seen and stated, to his knowledge, morning back-ups have not been remedied. The South Windsor Police Department recommended right turn only as an approval condition but the traffic studies do not address the impact of a right turn only where cars would be forced to exit right when needing to circulate to the center of town. There was no traffic study input regarding the possible need for a left hand turn lane on Ellington Road in front of T’s Auto and the impact of cars crossing a lane of traffic and how it would impact traffic flow. The Chairman noted part of the special exception review criteria

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

MAY 14, 2019

that no safety hazards can be created particularly with respect to access in and out of a site and stated without a traffic report addressing these conditions it is not possible to say whether adverse traffic conditions are being created or not. Chairman Pacekonis stated he cannot support the application with the information they have.

Commissioner Bonzani, who lives on Northview Drive, noted he usually leaves on his commute at 6:30 a.m. with no problems but over the last 6 weeks he was on a job leaving his house from 7:45 to 8:10 a.m. daily and the traffic was backed up 90% of the time as he pulled out of Northview Drive. The commissioner noted this was without adding 270 additional cars. As of last Friday, there was no change made to the traffic light. It takes less than 4 seconds for cars to come around the bend to get to T's Auto. It will take less than 3 seconds for cars to travel around the bend at 35 mph to this site. The No Left Turn exit is recommended because it is a dangerous situation. Commissioner Bonzani agreed with Commissioner Wagner that the facility is needed in town but this is not a good location.

Commissioner Greer stated taking a left into the site will be very dangerous because the queuing will have three cars queuing before getting to the intersection causing traffic to back up through the light and cars to pass on the one lane road using the emergency lane. Commissioner Greer repeated his concern about the burden of liability to T's Auto Service and described witnessing cars cutting through his site. He recalled Mr. Tarascio beneath a car in his lot when a car cut through very close traveling 25 mph. Commissioner Greer asked who will cover the cost of sidewalks to be installed on T's site and also noted a bad accident at the intersection which occurred a week or two before. The pictures submitted by Mr. Dow of Educational Playcare's other locations in mall and shopping areas make more sense than this site that has dangerous written all over it.

Commissioner LeBlanc noted the State right of way at T's Auto site is pretty tight and does not have much room for a sidewalk to be installed. Director Lipe referenced an older site plan where the islands were shown in the State ROW. Town Engineer Doolittle stated a survey would have to be made. Chairman Pacekonis noted offsite improvements can be required of the applicant as a condition of approval for special exceptions.

Commissioner Dexter stated she is in agreement with Commissioner Wagner and is in favor of approval of the application. The Commission has all the information it needs but if there is not a majority vote for approval she recommended denying the application without prejudice so that the applicant can come back with new information if needed and the State can do what it can do to alleviate the queue so the application can be revisited at a later date.

Vice Chairman Foley stated he observed the traffic this morning at 7 a.m. and returned at 8:10 a.m. and noticed that something has changed at the signal to allow traffic to flow on Ellington Road. Now traffic is flowing at 40 mph and will travel knowing the light is set up to be longer. Entering and exiting the site especially in the evening will be difficult as no one will let you out. It is a double edge sword allowing traffic to move but now people will be cruising. Commissioner Dexter countered driving habits can be re-learned or signage added as people adjust to the new signal. Vice Chairman Foley stated the right turn only will be the only way for the site to work but will impact T's Auto and the 7-11 to get back onto Ellington Road. Vice Chairman Foley stated the applicant is phenomenal and the town needs the service but this is not the appropriate place. Commissioner Wagner stated he observed cameras at the light being installed just last week although the Commission was told the cameras were installed previously and that was not accurate.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

MAY 14, 2019

The Chairman called for a vote on the motion to approve the application. The motion failed 2-5; Roll Call Vote taken: Commissioners Dexter and Wagner voting in favor of the application; Commissioners Bonzani, Greer, Foley, LeBlanc and Pacekonis voting against the application.

Commissioners Dexter made a motion to deny the application without prejudice.
Commissioner Wagner seconded the motion.

Director Lipe clarified that a denial without prejudice would indicate that PZC would entertain the application again with additional information submitted.

The Chairman called for a vote on the motion. The motion failed 2-5; Roll Call Vote taken: Commissioners Dexter and Wagner voting in favor of the application; Commissioners Bonzani, Greer, Foley, LeBlanc and Pacekonis voting against the application.

Vice Chairman Foley made a motion to deny the application.
Commissioner Bonzani seconded the motion.

The Chairman called for a vote on the motion. The motion passed 5 -2; Roll Call Vote taken: Commissioners Bonzani, Greer, Foley, LeBlanc and Pacekonis voting in favor of the denial; Commissioners Dexter and Wagner voting against.

- 5. 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

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

1. 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.
2. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
3. The Recreation Department shall work with Engineering, Planning and Police to determine the most appropriate place on site if there are is the need to use the property for overflow parking.

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

- 6. 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

Commissioners discussed the trees to be planted and the berm not to be installed and allowance of the additional area for future sidewalks. The trees will be part of site plans for future developments.

Commissioner Dexter 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. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission and a bond in the amount of \$10,000.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

MAY 14, 2019

3. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
4. This permit is valid for a period of five years. The permit expiration date is May 14, 2024. The permit must be renewed prior to expiration if earth removal operations are to continue.
5. Monitoring of dust created by activities on site must occur on a daily basis and efforts to mitigate dust must be employed.
6. The hours of operation are limited to: hours of operation defined as daytime hours in the Noise Ordinance Monday through Saturday 7 am – 4:30 pm with no work on Sunday hours.
7. All activities must comply with the Town's Noise Ordinance. In the event that town staff receives noise complaints, town staff may require the applicant to provide sound readings, conducted by a third party, to demonstrate compliance with the town 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. If noise complaints continue even though the applicant may be in compliance with the town noise ordinance, the applicant may be required, as a condition of this permit, to mitigate objectionable noise levels (e.g reduce hours).
8. Any additional use of the property shall require future approval from this Commission.
9. The proposed berm is to be eliminated and four 4 ½" caliber platanus sycamore trees will be planted on Ellington Road and five along Sullivan Avenue.
10. Grading to give adequate room to incorporate sidewalks along Ellington Road and Sullivan Avenue.

Chairman Pacekonis discussed a timeframe for trees to be planted with the Commission. Vice Chairman Foley determined planting of trees to take place no later than May 1, 2020.

Commissioner Dexter made motion to accept the friendly amendment.

Commissioner Wagner seconded the motion.

The motion carried and the vote was unanimous.

BONDS: Callings/Reductions/Settings

IWACC Bonds

1. Appl. 15-06P, Evergreen Walk Apartments Wetland Plantings Bond in the amount of \$24,000 to be reduced by \$24,000 to leave a balance of -0-.

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

Landscape Bonds

2. Appl. 17-26P, Mancini Barn In-Law Apartment Bond in the amount of \$3,000 to be reduced by \$3,000 to leave a balance of -0-

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

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

MAY 14, 2019

3. Appl. 16-13P, 1501 John Fitch LLC Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-

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

MINUTES: 4/9/19 and 4/23/19 were accepted by consensus and Commissioner Wagner asked for further documentation of the 4/30/19 special meeting.

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

OTHER BUSINESS:

Director Lipe and commissioners congratulated Chairman Pacekonis who was a recipient of the 2019 Eugene Policelli Service Award recognizing his exemplary contribution to the South Windsor community through voluntary service.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 8:30 p.m. was made by Commissioner Bonzani
Seconded by Vice Chairman Foley.
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,
Recording Secretary