

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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NOVEMBER 26, 2019

MEMBERS PRESENT: Bart Pacekonis, Kevin Foley, Frank Bonzani (left at 9:30 p.m), Stephanie Dexter, Kevin Greer, Bill Flagg

ALTERNATES PRESENT:

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING / COUNCIL CHAMBERS 7:00 PM

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

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Friday, November 15, 2019, and Thursday, November 21, 2019.

1. **Appl. 19-47P, Design Professionals, Inc.** – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements

Mr. Peter DeMallie, President of Design Professionals, Inc., presented the request with Mr. Gregg Nanni of Prospect Enterprises, Mr. Robert Rybick, CEO of Geisslers, Town Economic Development Advisor and President of Munigov Consultants, LLC Matthew Galligan, and Town Manager Michael Maniscalco.

Mr. DeMallie stated the impetus of the text amendment is Geisslers Plaza, which was built in 1964, and is now mostly vacant except for Geisslers supermarket. Concept site plans were shown of the plaza that will have 343 parking spaces to support the Geisslers flagship store and 8 to 12 other tenants. Six residential buildings with 112 housing units were described with 1½ parking spaces per unit. Two of the six buildings will have elevators. A tie into the Major Donnelley Preserve is anticipated, and pedestrian access will be improved connecting with neighborhoods, and bringing customers across Sullivan Avenue at an improved intersection. Economic impacts of generating taxes, jobs, and fees to benefit the town were described. Properties along Sullivan Avenue were described with opportunities for further development as a result of this text amendment.

The text amendment will add a new Section 5.10 to the zoning regulations for a Sullivan Avenue Mixed Use Development Overlay Zone allowable by a zone change with a general plan of development. The zone will allow for mixed-use development containing compatible residential and commercial development in the General Commercial zone if a property has frontage on Sullivan Avenue. The purpose is to revitalize Sullivan Avenue with high quality development and increase housing options in walking distance to shopping, food, and other amenities.

An affordable housing component can be met with 10% of the total number of units. Shared parking lots, access ways, utility systems, buffers, and consideration of green energy systems are required. High quality construction, site design, and appearance are required. Multi-family uses permitted are studio, efficiency, one, and two bedrooms units. The maximum number of two bedroom units is 50 percent.

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There is a maximum ratio of two to one of residential to commercial development. Phasing is required so that each phase can stand on its own, guaranteed with surety by a developer. The commission can require a plan for phasing, or withholding building permits and C.O.'s to enforce timelines so that residential and commercial can be developed concurrently.

The maximum number of residential units is 125. If there are fewer than 100 units, all units can be market rate. With 100 or greater units, 10% of the units must be affordable.

Two hundred square feet of open space per unit within the site is required. All multi-family residential communities with over 50 units must provide amenities such as clubhouse, exercise rooms, etc. All parking lots must be designed to be safe and convenient with bicycle access. Parking spaces require 1.75 spaces per 2 bedroom unit and 1.25 per 1 bedroom unit or studio. All commercial parking spaces must meet zoning requirements of 4 spaces per 1,000 sq ft. Infrastructure improvements such as roadways must conform with Town standards but will be privately owned and maintained. All utilities are required to be underground.

The maximum property size is 20 acres and minimum acreage is 5 acres (but can be increased to 10 or 15 acres to restrict the zone to larger sites). Mr. DeMallie noted the site across the street, which also needs revitalizing, is just under 15 acres. Required buffers were described. Maximum number of stories allowed will be three. Impervious coverage allowed is 65% in commercial and 60% in residential. Maximum building height allowed is 45 feet. Surrounding properties and developments were described.

Mr. Nanni noted meeting twice previously with the Commission for informal discussions about their project. The synergy created by mixing retail and residential will allow the project to go forward. The apartments will have \$19,500,000 budgeted capital investment with an additional \$5,000,000 going into re-facing the shopping center and improvements to common areas. Mr. Nanni stated they have worked with Geisslers as their landlord for a long time in three locations. Significant improvements have been made to the other two locations but they have had difficulty finding and retaining tenants here. The mixed-use concept will be helpful in developing a tenant roster.

Mr. Rybick thanked Geissler employees, wholesaler, and IGA retailers attending the meeting in support and described his vision for a brand new expanded Geisslers. In order to make it happen they need a renovated plaza, new parking lot, and a vibrant residential community. Tying residential into their redevelopment is natural for a local, family owned supermarket that plays an important role at the center of the community.

Mr. Galligan stated the project is a huge shot in the arm for the town, and noted the strategic planning process done to grow South Windsor has come through economic development bringing the town close to AAA rating. The Buxton Company has identified key areas along the Sullivan Avenue corridor and retail leakage of goods and services that are not provided. This development is another mechanism to move the future of South Windsor and opportunity to fill the leakage. Mr. Galligan described the resident base of Tempo Apartments that includes young professionals, retirees returning to be near family, and those moving on to purchase houses. He congratulated the Commission for doing a good job and stated people want to live in South Windsor because they can have it all.

Town Manager Michael Maniscalco thanked the public for coming out and spoke about the potential of going for an AAA credit rating for the town based on South Windsor's economic development activity. This redevelopment along with the Town's fund balance will be a big piece in moving South Windsor's rating forward. The redevelopment of this plaza can become something bigger in the center of one South Windsor's commercial trade zones, which he will feature in meetings at an upcoming retail

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conference in NYC. The Town Plan of Conservation and Development was referenced regarding the appearance of existing buildings, encouraging development in existing zones, and supporting housing opportunities that achieves economic goals. Mr. Maniscalco noted while residing at 175 Oakland Road he has observed 2 elementary students and 5 middle and high school students within the 70 unit complex riding school buses. The residential component will benefit South Windsor as a community, economically, and will not be a strain on services or infrastructure.

Director of Planning Michele Lipe gave staff comments:

1. Request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements
2. The proposed amendment proposes to allow a mixed use development after first applying for a zone change/general plan followed by a site plan approval process. This would require each proposal be evaluated for the zone change. Criteria for zone changes are spelled out in Section 8 of the regulations.
3. The text amendment is being created to provide regulations to incentive the existing commercial area by allowing, modeled after the Evergreen Walk residential component, a way to create a village style development with a 2:1 ratio of residential square footage to commercial square footage. There are site design objectives and standards to include: buffers, walkability, parking and open space requirements.
4. The general standards addresses the residential unit types allowed be efficiencies, one bedroom and two-bedroom units with a maximum unit count of 125. The proposed regulation would limit the two bedroom units to 50% of the total unit count. Projects that proposed over 100 units would be required to provide 10% of those units as affordable units.
5. The minimum project size for consideration of a zone change area is 5 acres, maximum 20 acres with a 100 feet of frontage on Sullivan Avenue. Other bulk requirements include: lot coverage of 40% and impervious coverage is 60% of residential component and 65% of commercial component.. The regulations also addresses phasing of the project requiring the residential units to be constructed at a rate requiring the developer to submit a phasing plan at the time of the application.
6. One of the PZC consideration when evaluating a text amendment is a review of the goals of the POCD. The Town Plan of Conservation and Development, under the Residential component, potential mixed use development are referenced as goal.
 - i. The goals is to: Support Housing Opportunities that Help Achieve Economic and Transportation Goals.
 - ii. The plan states: The Residential Densities Plan identifies possible Housing Opportunity Areas. These areas are identified as good housing candidates because they are within walking distance to commercial areas, have bus service and are located along an arterial road. Also, providing housing choices within South Windsor Center will help meet the economic goals for the Center.

New housing in these Opportunity Areas should be:

- Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed use approach is encouraged.

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- Planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses and take other measures to reduce congestion issues.

The map on page 77 of the POCD, Residential Densities Plan, highlights the General Commercial zoned corridor along Sullivan Avenue.

The Business Development part of the POCD also supports this text amendment; specifically the goals of: Encouraging Business Development in Existing Business zones; and Improve the Appearance of Business zones.

7. One of the considerations of a zoning amendment that must be examined is the infrastructure impacts of the amendment. Sullivan Avenue is currently served by CT Water and Town of South Windsor sewers. Traffic impacts should also be considered when a zoning change is proposed. Addition of a residential component would need OSTA review and approval.
8. For residential development vs. commercial development, two of the main questions are the impact on taxes as well as the number of school children and impact on schools. We have some current residential developments with which to analyze the numbers of school children as we have two apartment complexes that would allow school aged children.
9. The Capitol Region Council of Governments has reviewed the proposed amendment as required. CRCOG provided the following report: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

If this amendment is approved, the Planning Department suggests that the Commission require a greater frontage requirement; limiting the height of buildings that are adjacent to single family homes, and review the parking requirement. (Evergreen Walk requires 1.75 spaces per unit and does not differentiate units.)

Other staff comments have already been incorporated into the amendment.

Town Engineer Jeff Doolittle had no staff comments.

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

The following residents spoke in favor of the amendment:

The Honorable Mayor Andrew Paterna of 301 Strawberry Lane spoke in favor the amendment and having people as neighbors next to Strawberry Fields rather than an industrial or commercial use. Studies from Rutgers University and University of Connecticut show the generation of new students is not coming from apartments, with 1.5 children coming from a single family home compared to 0.15 children from an apartment. The Mayor noted the eyesore that the plaza has been for many years and the benefit of the opportunity that will impact South Windsor's economic development and growth.

Ms. Bryn Chandler of 80 Overlook Road and business owner of the Connecticut Performing Arts Center at 869 Sullivan Avenue spoke in favor of the redevelopment as a great opportunity to the businesses that surround the plaza and to the neighbors who live nearby. Redevelopment of the plaza will be an asset to those dropping off children to her classes, by offering services to the clients she serves and potentially will serve.

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Mr. Joseph Kennedy of 81 Allison Drive urged approval of the text amendment, which will allow for a mix of residential and commercial units to revitalize and restore life and vigor to the area. Students graduating from college, people who live and work in town, downsizing homeowners, all need rental units.

Ms. Rebecca Hall of 6 High Street spoke in support of the project to upgrade the plaza for pedestrians with more options for dining and other shopping, and expressed concern about the impact of increased traffic on Sullivan Avenue since the Mexicali plaza opened. A traffic study needs to be completed for the timing of all lights in the area, and asked if a service station is still planned.

Mr. Phillip Smith of 39 High Street stated Geisslers is part of the fabric of the town and he supports all we can do to enhance the business and parking lot, which presently can be hazardous to older patrons.

Mr. Bill Jodice of 32 Green Lane spoke in support of the text amendment as a longtime resident and member of the Economic Development Commission. The new apartments will provide a needed customer base for a renovated Geisslers. Mr. Jodice recalled the Highland Park Market built and closed before the apartments at Evergreen Walk were built. This project will be 100% paid for by private funding, the impact of additional school children minimal, and has his full support.

Ms. Louise Neary, longtime resident of 1017 Ellington Road, urged approval of the text amendment for the betterment and good of the town.

Ms. Elaine Abouakar of 23 Wapping Avenue spoke on behalf of the Chamber of Commerce as immediate past President. By a vote of the current board of directors, the Chamber supports this text amendment to allow residential commercial mixed-use that will assist in the re-development of this once vital area that will foster growth in the community, businesses, tax revenue, and keep people in town supporting local businesses. The plaza is currently a blight on the town and not being used to its fullest income potential. This plan will provide a catalyst for other Sullivan Avenue corridor business owners to improve their properties and attract additional investment into South Windsor. Tax revenue generated will help financial burdens on the Town. Ms. Abouakar voiced her support as longtime resident in walking distance to Geisslers. There are hundreds of homes in walking distance to all the amenities the plaza can offer in a highly desirable commercial area.

Ms. Eileen Keifer, longtime resident of 2340 Ellington Road, spoke in support of Geisslers that offers a daily hot foods buffet to many and especially the elderly, and praised Geisslers as a true ‘mom and pop store’ supportive of food drives and scouting organizations.

Mr. Mark Lillis of 667 Griffin Road and past member of the Economic Development Commission spoke in support of a rare opportunity to invest money into the plaza described as blighted and an eyesore. The overlay zone offers an economic opportunity South Windsor cannot afford to miss.

Mr. Robert Dickinson of 19 Birch Road spoke strongly in favor of the change, but stated he would feel more comfortable if it was limited to this project. A suggestion was made to change the wording in paragraph B from ‘a strong pedestrian connection’ to ‘a strong bicycle and pedestrian connection with the other adjacent users’. There should be a goal that it is possible for patrons of the development and its residents to walk or bike off road to the Town Hall, Library, Hartford Health Care, and other town center retail with access on both sides of Sullivan Avenue.

Mr. Christopher Healey, a longtime resident of South Windsor at 6 Beelzebub Road, spoke in complete support of the amendment. He recounted the history of the Sullivan Avenue Plaza that was the first real town center with a bank, hobby shop, pharmacy, package store, the South Windsor Public Library, beauty shop,

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savings and loan, and movie theater, with thriving businesses across the street. Apartments will energize the plaza that has degraded for years and help bring it back to its former glory.

Mr. Ryan Nilsson of 1554 Main Street spoke as part of the family of Geisslers, and as one of the owners who lives in town raising his family. They are fourth generation business owners and need this amendment to have plaza regenerated from an eyesore into the 21st century to fit in with the improvements and new construction along Sullivan Avenue.

Mr. Jon Berman of 40 Stonefield Trail, longtime resident and business owner on Clark Street, spoke in support of a proposal seemingly too good to be true. It is an ideal project for Sullivan Avenue and for Geisslers, the ‘lost child of South Windsor’ that has not grown with the times. Let’s do it.

Ms. Elizabeth McGuire of 89 Heritage Drive stated she would like to see development that enhances our community and quality of life. Geisslers Plaza is in need of redevelopment and is an eyesore. The location is a good place to maintain a supermarket and there is room in town for more than one grocery store. There are many examples where retail alone is not making it but a mix of retail and rental housing now works to create a community and gathering place like Evergreen Walk. This project is good opportunity to seize and encouraged the Commission to move ahead.

Mr. Theodore Armata of 24 Avonwood Drive spoke in support of the project recounted that their family had one of the first supermarkets at the Battison’s location. Geisslers became one of the business hubs of the community through the 70’s. They now need the economic help to boost the plaza and will be a real plus for the community.

Ms. Lisa Damiano of 17 Brookfield Street and longtime resident spoke in full support of the project describing Geisslers as a lifeline. Addressing the concern about rental apartments from the perspective of an active real estate agent, Ms. Damiano attested that people looking for one or two bedroom rentals do not typically have a lot of children but clients do voice concerns about the condition of the plaza.

Ms. Coreen Sumple of 1004 Dzen Way in Strawberry Fields voiced her support for placing residential next to residential, if the plaza cannot be returned to open space. She asked if the Sullivan Avenue and Ayers Road accesses will have sidewalks since presently there is less than 6” walking space with oncoming traffic.

Ms. Pat Conrad of 864 Strong Road and longtime resident described the area as a big neighborhood that has always supported Geisslers in the now dilapidated strip mall. Town offices of the Recreation Department and teen center were located there but overtime businesses moved out but people stayed. Neighbors made the sacrifice while progress moved to Buckland Road. The neighborhood now needs a drug store and shopping without going other areas and hopes the Commission will support it 100%.

Town Councilor Janice Snyder of 191 Bourbon Street noted the project has come before the Commission for their consideration earlier in the year, and is the best thing that can happen now in South Windsor. The text amendment now has the latitude the Commission needs for Sullivan Avenue’s development parcel by parcel. This can be a pilot project to lead the way for new development. As Mr. Galligan noted, retail is changing, and this project cannot move forward without the residential component. Young adults, like her son, will get a roommate to move in and want the convenience of what this project will bring. This is the number one project to enhance South Windsor to bring forward new development on Sullivan Avenue.

Ms. Daria Plummer of 235 Orchard Hill Drive, thanked the Commission and everyone speaking for caring about their community, Geisslers and the plaza. The good neighbor in the room is Geisslers who has held the west end of Sullivan Avenue together, despite the neglect of the plaza which has become shameful. Geisslers

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is a loyal good neighbor and we as a community owe that loyalty back to them. Ms. Plummer urged the text amendment to go forward to bring revitalization to the area.

Mr. Joe Niemiroski of 330 Sullivan Avenue, spoke as a local business owner stating investment in the plaza will benefit all the other businesses in the area bringing property values and the tax base up, and stated he shops at Geisslers daily for lunch.

Mr. Jerome Berkowitz of 97 Andreis Trail and owner of Hot Leathers stated he only wants the best for South Windsor, and this is the best, and a no brainer.

The Chairman asked for comments in opposition or with concerns about the application.

Mr. Chuck Andrulat of 1350 Main Street spoke in opposition to the application with concern about putting in 120 residential units that may bring in 300 people in a town of 26,000. He noted everyone supports Geisslers but if there is blight anywhere else in town, property owners have to clean it up, and asked about the owner of the plaza's responsibility. There could be 60 kids coming from the apartments and the additional taxes will not cover the cost. Mr. Andrulat suggested only 15% of the units are two bedrooms.

Commissioner Dexter read a letter in support and with concerns from Mr. Marek Kozikowski of 863 Clark Street (exhibit A)

Commissioner Bonzani read letters written in support from Mr. David Marsh, Chairman of the Economic Development Commission (exhibit B) and Mr. Robert Quercia of 55 Norman Drive (exhibit C).

Commissioner Dexter read a letter written in support from Mr. John Sigler of 165 Abbe Road (exhibit D).

Commissioner Bonzani read letters written in support from Ms. Elizabeth Kopper of 1 Autumn Drive (exhibit E), Mr. Brian Faraci (exhibit F), and Commissioner Stephen Wagner (exhibit G).

The Chairman asked for comments from commissioners.

Commissioner Greer voiced concern about apartments going all the way down Sullivan Avenue, and noted when apartments in East Hartford are 20 years old they become run down like the Geisslers Plaza. The owners of the plaza should have been maintaining the plaza all along and now apartments are proposed to fix what should have been fixed 20 years ago. The commissioner stated he is not opposed to the apartments at the plaza, but does not like the two bedrooms, and does not want to see them up and down Sullivan Avenue

Vice Chairman Foley discussed retail leakage with Mr. Galligan who referenced a report showing a need for more restaurants in the area and Evergreen Walk, and for luggage and clothing stores. Another leak will be filled by Costco, which will bring people in to the community. The Vice Chairman voiced his support for Geisslers but stated there is a feeling of being held hostage by the developer that if the Commission does not approve the text amendment the plaza will fail. He voiced a preference for efficiencies and one bedroom apartments over two bedroom units, and agreed that apartments are not needed up and down Sullivan Avenue. How will 120 units turn around the plaza when 26,000 residents could not support it over the years? Mr. Galligan noted the benefit of coupling residential with retail seen all over the country. Mixed-use is a wave of the future tested successfully here at Evergreen Walk. South Windsor is creating its own economy.

Vice Chairman Foley asked the developer Mr. Nanni, representing the plaza owner, what is planned. Mr. Nanni stated they have no intention of putting fast food burger places where they will be investing \$19,500,000 in apartments and described their Fieldstone Commons development in Tolland and the benefit of having users living next door to retail in today's online market. The Vice Chair discussed the condition of the plaza and how it got to be where it is today with Mr. Nanni who expressed confidence in the mix of retail and apartments.

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Commissioner Bonzani repeated the request for studio and one bedroom units over two bedrooms and asked about a service station. Mr. Nanni stated a number of parties are interested in opening a convenience store and Geisslers is supportive. The commissioner voiced appreciation for the two buildings planned with elevators. Mr. Nanni explained how bedroom counts work with financing and the market, and the quality product they maintain.

Commissioner Dexter noted the application before the Commission is a text amendment. Applications for zone changes and site plans will follow. Commissioner Dexter voiced concern about the text amendment regarding frontage, to increase it to more than 100 feet; and how a site might affect how the three story units may sit on the property; the parking appears to be short; and changing the site size from 5 acres to 10 acres. Commissioner Dexter voiced her support for the amendment and noted the 2nd bedroom in her home is an office and is not afraid of two bedroom units.

Commissioner Flagg stated this is a project that is long overdue, and discussed with Mr. Nanni the possibility of a pharmacy and restaurants for the plaza, and the two buildings designed to have elevators making 56 units accessible to elevators.

Commissioner Bonzani left the meeting at 9:30 p.m.

Chairman Pacekonis stated the impact of the height of buildings on all sites needs to be looked at. Shared parking may be lean and may need visitor parking for the apartments. Worry has been expressed by commissioners about the upkeep of the project. The Chairman asked for suggestions from the applicant to be brought forward at the next meeting to address the issue of how the development is to be kept vibrant over time. The concerns about the schools being able to support additional students is real.

The Chairman stated more affordable housing is needed in town. Affordable work force housing and housing for young adults is needed. A change to 15% affordable units, as noted in the letter from Mr. Kozikowski, is preferable. Approval for a site plan by special exception is requested.

The Chairman noted the work the Commission has done on the POCD to make future applications fit the town's needs, and noted the Commission expressed in the preliminary discussions the need for efficiency and one bedroom units. The Chairman suggested a mix of 35% two bedroom, 35% one bedroom and 30% efficiencies. Discussion about eligible properties on Sullivan Avenue with Mr. DeMallie continued, who supplied a map of the area. The Chairman voiced a preference for a 10 acre minimum.

The Chairman extended the public hearing to the December 10, 2019 meeting.

- 2. Appl. 19-55P, Michels Corporation-** request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone

Mr. Jay Ussery of J.R. Russo & Associates, Inc. presented the request on behalf of the applicant. A key map was shown and location described. A history of the property was distributed to commissioners. They will be using 5 acres and the same entrance from Route 5 as is used by Connecticut Soils. Hours of operation are 6 a.m. to 7 p.m. in summertime months and in winter until dark, unless there is emergency work required for storms. There may be from 12 to 15 vehicles leaving in the morning and returning at night. A temporary office trailer was shown on the site map. A drainage basin will be located to the northeast to pick up any over land flow from the gravel surface. No water will leave the site in 100-year storm calculations. Northbound

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exiting vehicles will go back out the same driveway to Route 5 but southbound vehicles will exit via the right turn only driveway on Chapel Road using the same traffic pattern as Connecticut Soil trucks.

Director of Planning Michele Lipe gave staff comments:

1. A request for a two year temporary and conditional permit for the storage for a temporary staging area and equipment storage for an EverSource contractor, on property located at 416 John Fitch Boulevard, I zone. Pictures and an equipment list of what will be stored on site has been provided to you by the applicant.
2. The applicant is proposing to lease approximately 5 acres of property from the Botticello family adjacent to the CT soils operation. The 100+ acre property is located southerly of Pleasant Valley Road, easterly of Route 5 and north of Chapel Road.
3. The proposed storage area is approximately 200+ feet from Route 5 and will be accessed through the private drive. The site is currently vacant and overgrown; historically it had industrial uses many years ago, including manufacturing and storing of bricks.
4. There is an existing access drive into the rear that will need to be maintained throughout the duration of the temporary use. Employees will arrive daily to an equipment trailer to give employees The equipment to be stored includes machinery as well as mats and poles and will utilize approximately 4 acres. The access to the site will be through the private drive on Route 5. Trucks exiting the site and heading south on Route 5 will use the Chapel Road access drive.
5. Currently there is an extensive amount of equipment, old building materials and debris that should all be removed. We would recommend a \$20,000 a Bond to ensure to remove the equipment currently similar as we did on the Caron application. In addition, part of this proposal modifies the lease area. Upon review of the CT Soils site, it became apparent that there are some potential violations that will need to be addressed by the applicant.
6. Storage yards are not permitted unless there is a building, therefore the need for a T& C. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."
7. If this application is approved, The Planning Department request that no equipment be brought on site without a staff meeting and the required bonds being posted.

Town Engineer Jeff Doolittle read staff comments from Environmental Planner Jeff Folger:

1. During a staff visit to the site at 416 John Fitch Boulevard, it was discovered that there exists a stockpile of contaminated soil on the site. The stockpile has remnants of plastic sheeting along its top which suggests that it was covered to prevent exposure to the elements. The sheeting is in tatters and all but disintegrated. Based on the condition of the sheeting, the pile has been there for several years. The soil exhibits a strong hydrocarbon odor.
2. Contact was made to the owner who is in the process of arranging for the evaluation and removal of the material in accordance with legal measures. They have contacted Environmental Services to address the situation.

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3. Recommended approval conditions for the Michels' application would be:
- To adjust the stormwater design to avoid this area and provide storage along the eastern side of the proposed swale;
 - The emergency overflow must be relocated to the east as well;
 - Clear access must be provided and maintained to the stockpile to accommodate equipment necessary for the cleanup;
 - Bonding should be consider to insure complete removal of the contamination. I would recommend bond of \$50,000 be placed.

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

No one spoke in support of the application.

The Chairman asked for comments in opposition or with concerns about the application.

No one spoke in opposition to the application.

The Chairman asked for comments from commissioners.

Commissioner Flagg asked about the internal driveway. Mr. Ussery described the paved entry drive from Route 5 and the surface is made of processed gravel through the site.

Commissioner Dexter voiced concern about more truck traffic on Chapel Road. Mr. Ussery estimated that within 2 to 4 years the project could be complete.

Chairman Pacekonis discussed the traffic pattern with Mr. Ussery.

The Chairman closed the public hearing at 10:08 p.m.

REGULAR MEETING / COUNCIL CHAMBERS

CALL TO ORDER: Chairman Pacekonis called the regular meeting to order at 10:08 p.m.

Commissioner Flagg made motion to extend the regular meeting past 10 p.m.

Commissioner Dexter seconded the motion

The motion carried and the vote was unanimous.

PUBLIC PARTICIPATION:

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

1. **CGS 8-24 Referral** regarding the purchase of approximately 3 acres of property located at 1355 Ellington Road

Deferred to later in the meeting.

2. **Appl. 19-53P, Kuhns Family Properties LLC** – request for renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at L001 and L002 Schweir Road, I zone

Application postponed.

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- 3. Appl. 19-55P, Michels Corporation-** request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone

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

1. The Temporary and Condition permit will expire on November 26, 2021
2. Prior to commencement of any site work, a meeting must be held with Town Staff.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds is required to maintain erosion and sedimentation measures.
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
6. A \$20,000 Bond is required to ensure to remove the equipment currently in violation on site within one year of this approval (June 1, 2020).
7. Stormwater design shall be adjusted to avoid the contaminated soils area and the emergency outflow must be relocated to the east. Additional storage shall be provided along the eastern side of the swale. Clear access must be provided and maintained to the stockpile to accommodate equipment necessary for the cleanup.
8. A bond in the amount of \$50,000 is required to insure the complete removal of the contaminated material.

Vice Chairman Foley seconded the motion

The motion carried and the vote was unanimous.

- 4. Appl. 18-29, HarborChase Assisted Living Facility –** discussion regarding removal of tree along Buckland Road

Discussion postponed.

- 5. CGS 8-24 Referral** regarding the purchase of approximately 3 acres of property located at 1355 Ellington Road

Director Michele Lipe described the property, which the Commission discussed.

Commissioner Dexter made a motion to send a favorable referral.

Commissioner Greer seconded the motion

The motion carried and the vote was unanimous.

BONDS: Callings/Reductions/Settings

Site Bond

1. Appl. 13-50P, South Windsor Woods Phase II Site Bond in the amount of \$143,800 to be reduced by \$28,800 to leave a balance of \$115,000.

IWACC Bonds

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-12-

NOVEMBER 26, 2019

2. Appl. 18-33P, Electro Methods Stormwater Bond in the amount of \$15,000 to be reduced by \$15,000 to leave a balance of -0-.
3. Appl. 13-50P, South Windsor Woods, Stormwater Bond in the amount of \$5,000 to be reduced by \$2,500 to leave a balance of \$2,500.
4. Appl. 13-50P, South Windsor Woods, Wetland Mitigation Bond in the amount of \$25,000 to be reduced by \$12,500 to leave a balance of \$12,500.

Commissioner Dexter made a motion to release the above mentioned bonds. Vice Chairman Foley seconded the motion. The motion carried and the vote was unanimous.

MINUTES: 11/12/19

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 19-55P, Michels Corporation-** request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn was made by Vice Chairman Foley at 10:15 p.m.
Commissioner Flagg seconded the motion.
The motion carried and the vote was unanimous.

Respectfully Submitted,
Lauren L. Zarambo
Recording Secretary