

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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FEBRUARY 25, 2020

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

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein

STAFF PRESENT: Michele Lipe, Director of Planning; 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, February 14, and Thursday, February 20, 2020.

Commissioner Flagg asked if the South Windsor School Referendum on March 10, 2020 would interfere with attendance for the PZC meeting scheduled for the same night.

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

- 1. Appl. 19-57P Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store, including a gas station, on Unit 12 (combining retail sf originally shown on Units 4, 9, 12 and 13), on property located at 151 Buckland Road, Buckland Gateway Development Zone **POSTPONED AT APPLICANT’S REQUEST UNTIL MARCH 10, 2020**

Application posted until March 10, 2020 per applicant’s request.

- 2. Appl. 19-58P, Evergreen Walk LLC** – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan

Land Use Attorney Christopher Smith with Alter and Pearson LLC presented the application with Mr. Alan Lamson of FLB Architecture and Planning on behalf of the applicant, Evergreen Walk, LLC stated the agenda and legal notice have the wrong reference to one of the parts of the regulations they are seeking to have amended. The legal notice should be re-published because it can be argued to be defective if it was to be challenged. Director of Planning Michele Lipe confirmed Section 4.2.15 A (2) 2 should read Section 4.2.15 (A) 2 (e). Chairman Pacekonis asked if an extension from the applicant is necessary. Director Lipe indicated their current extension time frame is in effect through March 14th but will have to be extended if the commission cannot go forward on March 10th.

Chairman Pacekonis bought up the question raised by Commissioner Flagg regarding the March 10th referendum and confirmed with Director Lipe commission meeting dates are not typically rescheduled because of voting. Commissioner Dexter stated she will be assisting the registrar at the polls and will not be able to attend the March 10 meeting. Director Lipe stated other commissioners have indicated they will be unable to attend and discussed meeting dates and previously scheduled applications. The applicant will go forward with their general plan application on March 10th and file an extension of time for their zoning text amendment to be heard on March 24th.

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Mrs. Mary Donston of 33 Norman Drive asked about the process and what next steps will be taken. Chairman Pacekonis indicated there will be a corrected public notice published in the Journal Inquirer and agenda posted on the Town website. A full public hearing will be held on March 24th after which deliberations will take place later that evening or at the next meeting.

REGULAR MEETING / COUNCIL CHAMBERS

CALL TO ORDER: 7:10: p.m.

PUBLIC PARTICIPATION:

Mr. Tim Shepard of 45 Newberry Road stated he will be out of town for the next meetings and was directed to write a letter or email prior to the meeting to be read into the record for the text amendment application.

Secretary Commissioner Bonzani read a letter into the record from Mr. Robert Dickinson of 19 Birch Road suggesting installing 6 – 8 foot bituminous concrete multi-use side paths instead of 4 – 5 foot sidewalks on connector roads (Exhibit A).

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

1. **Appl. 19-58P, Evergreen Walk LLC** – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan

To be re-advertised and rescheduled.

BONDS: Callings/Reductions/Settings

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl. 20-11P, Erik A. Nowak dba Nowak Family Chiropractic - request for renewal of a 5-year major home occupation to operate a chiropractic office at 146 Oakland Road, RR zone
2. Appl. 20-13P, Simmons Premier Soccer Club - request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone
3. Appl. 20-14P, Chalikonda Major Home Occupation dba Shree Skin Care Major Home Occupation - request for renewal of a 5-year permit for a major home occupation on property located at 85 High Ridge Road, A-30 zone

MINUTES: 1/28/20 minutes accepted by consensus

OLD BUSINESS: *see page 3*

OTHER BUSINESS:

Director Lipe reported that she spoke with the Town Attorney for dates in March to meet with commissioners and will send an email for commissioners' availability.

Commissioner Bernstein asked about the status of Educational Playcare that is in litigation. An executive session will be scheduled with commissioners when needed.

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CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting 7:15 p.m. was made by Vice Chairman Foley; Seconded by Commissioner LeBlanc. The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo
Recording Secretary