

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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JUNE 9, 2020

MEMBERS PRESENT: Bart Pacekonis, Frank Bonzani, Stephanie Dexter, Kevin Greer, Stephen Wagner, Bill Flagg

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein, Elizabeth McGuire

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

PUBLIC HEARING / Webex Conference ONLINE MEETING

Chairman Pacekonis called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Secretary Commissioner Bonzani read the legal notice as published in the Journal Inquirer on Thursday, May 21, and Thursday, May 28, 2020 and on the Town of South Windsor website.

Chairman Pacekonis stated the meeting is being live-streamed through a Webex call on our website as well as local channels and will be operated under the following procedures:

- This session is being audio-recorded and video recorded.
- To ensure sound quality, the default rule for this meeting is that everyone will remain on mute.
- Commissioners and staff will generally remain on mute except when speaking or voting, and will generally be keeping video of themselves on throughout the meeting.
- Applicants should feel free to leave their video on or off. However, they will be asked to turn on their video when speaking.
- The public can provide public comments by email and/or phone. The email address and phone number with meeting code can be found on the front of the agenda.
- During public meetings, all of the normal rules, including stating, and now spelling your name, still apply.
- If you are speaking at this meeting and have an exhibit to submit to the Commission, which was not distributed in advance of the meeting with the rest of the materials, please indicate that you wish to submit an exhibit. You will need to hold it up to the camera so that the Commission and all members of the public may review it. In addition, you will be required to email the exhibit, or take a photograph of it and email it to planningzoningcomments@southwindsor.org, and it will be included in the permanent records of the Commission.
- Members of the public may only speak during public participation for an item not on the agenda and during the public hearing comment period.
- Lastly, a reminder to the public on the phone to press *3 to indicate that you want to speak and # to get back to the main menu.

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

1. **Appl. 20-25P, Costco Wholesale Text Amendment** - request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential

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zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone

Mr. Alan Lamson, Principle with FLB Architecture and Planning representing applicant Costco Wholesale, presented the application. The text amendment proposed modifies Section 4.2.11.F (2) to allow as a Special Exception, modifications to the allowable hours for truck deliveries and pick-ups within the Gateway zone. Mr. Lamson corrected wording in the amendment regarding ‘trash removal’, which has been removed. The request concerns truck deliveries and pick-ups only. The proposal does not apply to trash pick-up.

The normal operation for Costco does not work with the zone’s prohibited delivery hours of 10 p.m. to 7 a.m. Mr. Lamson stated the proposed amendment would allow for truck deliveries to Costco, and other businesses within the zone, so as not to interfere with its customer traffic. Costco receives deliveries from six to seven tractor trailer trucks daily and has control over their drivers and contract drivers to dictate arrival times and arrival and departure routes.

The amendment would allow by Special Exception for truck pick-ups and deliveries between 10 p.m. to 12 midnight and 4 a.m. to 7 a.m. Criteria in the amendment maintains prohibition of deliveries between midnight and 4 a.m., and requires a truck routing plan to be approved by the Commission as part of a Special Exception application.

Truck routes cannot pass by any residentially zoned dwelling unit. Minimal spacing of ¼ of a mile would be required between the loading dock to any residentially zoned dwelling. Minimal spacing of 1/10th of a mile would be required between the loading dock to any residential building within the Gateway zone.

The Special Exception can only be applied to a retail sales inventory use with a minimum gross floor area of 150,000 square feet. The Commission can require appropriate screening to reduce sound such as recessing the loading dock, orientation of the building, and location of the loading dock. Mr. Lamson then reviewed the Special Exception criteria in Section 8.4b of the zoning regulations and referenced the Town Plan of Conservation and Development.

Director of Planning Michele Lipe gave staff comments:

1. This is a request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone
2. As the PZC may recall, you recently denied a text amendment changing hours of truck deliveries that was much broader in scope and allowed by right.
3. This proposal would require a special exception application as a part of the site plan approval process. The review of this request would be subject to the Special exception criteria in Section 8.4 as well as the specific criteria identified within the text of the amendment.
4. The applicant’s proposal would allow hours of truck deliveries or pickups and trash removal during the hours of 10 PM – 7 am provided with the following criteria:
 - No deliveries between 12 am and 4 am
 - Truck routing plan submission with accessing the site only from Buckland Road and/or Deming St

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- Loading dock a minimum of 1320 feet from residential zoned dwellings and 500 from residential buildings
 - Proposed building size in excess of 150,000 sf
 - Loading dock screening required to reduce impacts (unless deemed unnecessary by the PZC)
5. I have provided the Commission a copy of the zoning map because, as you aware, this amendment would affect the entirety of the Buckland Gateway Development zone. I would note there are some area where single family residential properties do abut the Buckland Gateway Development Zone. Some Commissioners may recall that this requirement was created to address potential impacts on residential properties.
6. The Business Development section of the Town Plan has one of its goals for the town to “attract additional business development that is consistent with the character and scale of its surroundings with a strategy to maintain current business zones, with updates.”
7. The Capitol Region Council of Governments has reviewed the amendment as required and has offered the following report: to be read into the record
8. If this application is approved, the Planning Department would request that trash removal NOT be allowed to occur during the nighttime hours.

Director Lipe read an email written with concerns from Mrs. Vicky Margiott of 32 Sele Drive (Exhibit A).

Town Engineer Jeff Doolittle read voice mail comments in support from the Economic Development Commission Chairman Paul Burnham and from Mayor Andrew Paterna.

Secretary Commissioner Bonzani read letters written in support from Development Director of the Promenade Shops at Evergreen Walk Paul Reinke (Exhibit B) and from the President of the Chamber of Commerce Michael Sanzo (Exhibit C).

Chairman Pacekonis asked for comments from the public speaking with concerns or against the application.

Director Lipe stated there was no one waiting on the phone to comment.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Wagner referenced paragraph 2A of the amendment wording and noted the truck delivery hours proposed do not provide protection for normal hours of sleep defined as 10 p.m. to 7 a.m., and offered alternative wording (Exhibit D). Commissioner Wagner also noted one of the proposed truck routing plans comes within 100 feet of Evergreen Crossing potentially bringing 7 trucks twice a night by them. Commissioner Wagner suggested changing amendment wording from ‘Residentially Zoned Dwellings’ to ‘Residentially Zoned Properties or Residential Uses’ which would include those living in Evergreen Crossing.

Commissioner Wagner showed photographs of the closest point at Evergreen Crossing to the loading docks. Mr. Lamson noted it as an alternate route for the trucks. Costco Director of Development Mark Marchisano described the main truck access route from Buckland Road to Cedar Avenue adjacent to LA Fitness, taking a left on Evergreen Way, and a right onto the fire access road into the back of the building, and departing the same way. He verified the photos shown were of the alternative route on the north side of the site, and that they have the ability to track and monitor their truck routes, and the 28 foot high retaining wall that hides the loading dock will keep all sound contained. Director Lipe clarified the main truck route Mr. Marchisano described was the same as what Commissioner Wagner described in his photos. BL Companies Director of Land Development Michelle Carlson stated any truck route can be modified to not go down the fire access

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road near Evergreen Crossing, and suggested trucks could enter from Deming Street, take a left on Tamarack Avenue by the proposed gas station, and only have the rear access near Evergreen Crossing for emergencies. Mr. Marchisano stated trucks can come in on either route.

Commissioner Greer noted the regulations are in place for a purpose and voiced concern about the impact delivery hours will have on sleeping hours for residents noting the letter written with concerns from Sele Drive regarding the way sound travels at night, and stated his concerns had not changed since the last meeting.

Commissioner Flagg discussed the four bay loading dock and hours of delivery with Mr. Marchisano who indicated the liability of maneuvering forklifts while shoppers are on site. Commissioner Flagg confirmed all Costco stores are configured the same way, noted the retaining wall at the loading dock, and did not express concern with anything that could not be addressed at time of site plan application.

Commissioner Dexter agreed with Commissioner Flagg stating it is a better amendment than previously submitted, and voiced support to keep truck routes on Cedar Avenue and away from Tamarack Avenue, avoiding residential areas, and using all screening possible, and equipment that have no back up alarms.

Commissioner Bonzani noted removing back up alarms from trucks and equipment is illegal, stating back up alarms are loud and a concern. With the delivery hours proposed, trucks will be traveling whatever routes they choose. The commissioner noted the hours of 12 midnight to 4 a.m. are too narrow for people to get a good night's sleep. The last three or four Evergreen Walk applications have been for residential living and now this brings more commercial trucks in.

Commissioner Bernstein asked to clarify the proposed truck delivery hours between 10 p.m. to midnight and 4 a.m. to 7 a.m. Mr. Marchisano stated trucks would be going to the site between 4 a.m. and 12 a.m. with no truck deliveries allowed between midnight and 4 a.m., and confirmed most other Costco locations do not have restrictions on delivery times. Commissioner Bernstein asked about trash removal. Mr. Marchisano noted the reference to trash removal was taken out of the amendment, and stated trash can be picked up anytime during the day. Mr. Lamson clarified trash cannot be picked up between the hours of 10 p.m. and 7 a.m.

Chairman Pacekonis confirmed with Mr. Marchisano Costco's normal operating hours of 10 a.m. to 8 p.m., opening at 9 a.m. for business members, with earlier opening hours on weekends, and Sunday closing at 6 p.m. The Chairman voiced concern about the midnight to 4 a.m. window, and noted the developer of Evergreen Walk brought in residential, and those residents have an expectation they will have quiet hours matching zoning regulations. The Chairman discussed with Director Lipe the intent of the amendment, current regulations regarding loading operations, and voiced a preference to leave the language as it is and have it complaint driven. Chairman Pacekonis corrected his statement made at the last public hearing that Lowes and Target were subject to current regulations when built. Director Lipe verified regulations pertaining to truck deliveries in the Buckland Gateway Development zone were not in place when Lowes and Target were built.

The Chairman voiced support for all loading to be contained within the building, and truck movements allowed up until 11 p.m. and starting up at 6 a.m. He voiced an issue with 4 a.m. deliveries when hundreds of residents are invested in buildings that have just been built and have the right to the expectation they will be able to sleep, especially in locations 500 feet to the loading dock, and noted the typography of the land will be helpful.

Regarding truck movements, Chairman Pacekonis brought up the need to keep trucks off Deming Street, but noted Oakland Road is a State route meant for travel. The Chairman stated we would appreciate trucks not

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going down Deming Street to use Ellington Road and requested a statement from Costco acknowledging they would not use it as a route. He referred to Mr. Marek Kozakowski's letter (Exhibit E) regarding truck routes and requested a further statement from Costco that truck routes would not turn northeast on Deming Street.

The Chairman made a request store employees park in the farthest spaces from the store so that residents and customers have access to the closest spaces. The Chairman confirmed with Mr. Lamson that retaining wall details will be addressed during site plan application.

Commissioner LeBlanc agreed the window of 12 midnight to 4 a.m. is narrow and only gives four hours to for those living in the area, and noted existing regulations were written for a reason. Commissioner LeBlanc asked about provisions for the queueing of trucks making deliveries. Mr. Marchisano stated they stagger deliveries, and indicated no queueing occurs, and discussed typography of the site.

Commissioner McGuire clarified the delivery hours with Mr. Lamson and asked why the current hours do not work for the applicant. Mr. Marchisano stated the proposed hours allow all loading and off-loading to take place in off hours. Costco is a high bay warehouse that uses forklifts to move pallets of product around the warehouse before they open and after they close. Commissioner McGuire verified trucks are monitored with GPS to direct and monitor routes and asked if Tamarack Avenue would be used as a back-up truck route. Mr. Marchisano and Ms. Carlson stated it is an option and trucks can use either routes. Mr. Marchisano clarified that drivers can be restricted from going down Deming Street and can be directed to whichever route is preferable. Commissioner McGuire asked if the hours suggested by the Chairman of 11 p.m. to 6 a.m. could work for the applicant. Mr. Marchisano stated, "At this moment, no."

Town Engineer Doolittle read a voice mail comment in support from Town Economic Development Advisor and President of Munigov Consultants, LLC Matt Galligan.

Chairman Pacekonis stated the public hearing will be continued to the next meeting. He noted there are more parking spaces than what is required and truck turning radius' are tight especially at the gas station, and asked Mr. Lamson for that to be remedied with the removal of parking spaces. Mr. Lamson stated they will look at it but there are fewer spaces than Costco would like to have. Mr. Marchisano stated the truck routes do work and are no different than other locations. Chairman Pacekonis noted exhibits provided are conflicting and asked for clarification at the next meeting.

Commissioner Wagner asked for clarification on what is being requested for the next meeting. Chairman Pacekonis requested electronic copies of Commissioner Wagner's amended language for Commission review. The Chairman indicated loading within the building could be allowed if it complies with noise ordinances but asked for the truck movements to be limited from 11 p.m. to 6 a.m.

Commissioner Wagner agreed noise from loading within the building could be moderated given the typography of the site and by using a specific type of back-up alarm. The hours of truck movement are the real concern, as well as the route shown on Cedar Avenue that goes right by the corner of Evergreen Crossing and in the other direction by another residential development. If the truck route is on Tamarack Avenue, not using the western end of Deming Street, maybe we can tolerate truck movement at wider hours by controlling the site plan, truck movements and fork lift operations. This regulation is being written to apply to this site as well as any other company that comes in the future.

Commissioner Flagg requested a sample of the timing of the traffic pattern of trucks coming in at night.

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Commissioner Wagner made a motion to extend the public hearing.
Commissioner Dexter seconded the motion.
The motion passed unanimously at 8:37 p.m.

2. **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 (**Public Hearing Continued from 3/10/20**)

Mr. Alan Lamson, Principal with FLB Architecture and Planning representing applicant Evergreen Walk LLC, continued the presentation that began on March 10, 2020 with a summary of what was presented. The change to the general plan shows 160,000 square feet of retail on Unit 12 on the site behind and to the west of LA Fitness. Land on that side of Evergreen Walk generally slopes down from Buckland Road to the west toward the wetlands of Plum Gully Brook. The site consists of 15 acres of developable land on 45 acres. IWACC previously granted approval for some of the work west of the site. Some retail approvals from other units were moved on the land use table to this site to accommodate a building of 160,000 square feet. Fifty thousand square feet of retail has been retained on Unit 5 along Buckland Road. All retail has been retained on Unit 7F adjacent to the hotel. Mr. Lamson described other specific uses retained in the land use table for Evergreen Green Walk's 1.6 million square feet.

The original traffic statement submitted at the first public hearing from Mr. Steve Mitchell has been withdrawn and replaced with a more detailed traffic summary. A full traffic study will be provided at time of site plan application. ADRC gave a positive review after requested modifications to the design were made.

Mr. Michael Dion, Senior Project Manager at BL Companies leading the traffic group, discussed the traffic memo. The difference in trip generation with the consolidation of retail for the 160,000 square foot building with a 24 position fueling station netted an increase of 170 weekday p.m. peak trips and 275 new peak weekend trips. Conn DOT numbers were used and a 4% to 7% traffic increase on the road was shown.

In looking at the overall increase of trip generation of 170 new peak p.m. and about 260 new Saturday peak hour trips spread out over 13 intersections represent an insignificant increase amount of traffic for the overall site. They propose Evergreen Walk look at internal modifications to the site to improve traffic flow internally but are not recommending anything offsite to be improved due to this project other than the Town getting the loop detection and signal interconnections working to retime the traffic signals.

Michelle Carlson, Director of Land Development from BL Companies, described and showed a site plan of the Costco site showing a drop in elevation where the loading dock area would be located. Cross sections were shown. Ms. Carlson showed truck routes on another site plan indicating the location of Evergreen Crossing to the site and truck travel going no further on Deming Street than Tamarack Avenue.

Mr. Lamson stated this modification to the general plan meets zoning regulations, furthers the commercial element of Evergreen Walk, significantly increases the tax base, and provides shopping opportunities for the residents that currently do not exist.

Director of Planning Michele Lipe gave staff comments reiterating changes to be made on the plan that were reported at the March 10 public hearing:

- The approved road pattern (3-way stop) at the intersection of Evergreen Way and the Harborchase project driveway should be reflected on the plans.

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- Proposed sidewalk network should be completed on the general plan.

Items to be completed related to this portion of the project:

- Temporary roadway portion of Evergreen Way must be completed and concrete sidewalks installed;
- Completion of the remainder of Tamarack road network (south of the Independent Living);
- Completion of the trail system shown on the general plan shall be submitted with the filing on the retail Site Plan application and completed prior to Issuance of a CO.

The Fire Marshal has reviewed what has been submitted for this modification and has no concerns with what has been provided.

Town Engineer Jeff Doolittle gave staff comments stating they have reviewed the traffic summary provided by BL Company:

1. We would like to continue to work with the applicant to develop the traffic numbers this development will generate and get the numbers to OSHTA early on so we have agreement with all parties as to the traffic this project will generate.
2. The baseline data the applicant has provided is different from the baseline data just measured by VHB on Buckland Road. Assumptions have been made on what is being used for background data in accounting for all the developed areas along Buckland Road. We need agreement on the numbers on Buckland Road that this project will generate.
3. The traffic summary has a number of points of concern to make sure of the impact of the development going forward. Of note are the intersections of Cedar Avenue/Buckland Road and Hemlock Avenue/Buckland Road that may need some improvements to better accommodate this development and not impact the traffic on Buckland Road. We look forward to receiving the updated traffic study in the next phase of this project.

Chairman Pacekonis asked for comments from the public.

Director Lipe read emails written in support of the application from Mrs. Daryl Ramsey of 1688 Main Street (Exhibit F) and from Mrs. Rita Sigler of 165 Abbe Road (Exhibit G).

Director Lipe read the continuation of the email written in opposition from Mrs. Vicky Margiott of 32 Sele Drive (Exhibit A).

Town Engineer Doolittle read a voice mail comment in support from Town Manager Michael Maniscalco and an email comment from Mr. Michael Kowalczyk of Griffin Road (Exhibit H).

Secretary Commissioner Bonzani read a letter written in opposition from Mr. Marek Kozikowski, ACIP of 863 Clark Street (Exhibit I).

Director Lipe re-entered the letters of support as exhibits from The Promenade Shops at Evergreen Walk Development Director Paul Reinke and the President of the South Windsor Chamber of Commerce Michael Sanzo.

Town Engineer Doolittle re-entered the voice mail comments of support from Mayor Andrew Paterna and Town Economic Development Advisor Matt Galligan who then telephoned in to the public hearing voicing his support.

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Chairman Pacekonis asked for comments from commissioners.

Commissioners Bonzani stated Costco is a first class company and voiced approval.

Commissioner Dexter voiced her support of Evergreen Walk General Plan Modification as written in the application.

Commissioner Flagg voiced his support for the application and the project coming to the area.

Chairman Pacekonis noted commissioners support of the application with the direction Town Staff has recommended.

Commissioner Greer had no comment.

Commissioner Wagner voiced his support and asked whether holiday traffic in December was included in peak hours in the traffic summary. Mr. Dion stated holiday hours are not included, and defined peak hours as mid-day, the Saturday shopping peak, and the p.m. peak of 4 to 6 p.m. He noted traffic counts were done during the week of Christmas in December. Commissioner Wagner discussed with Ms. Carlson the corner of Evergreen Crossing and the road elevated above it leading to the Costco entry and drop in elevation of the alternate truck route. Ms. Carlson indicated a redesign of the site plan will meet all grade requirements safely.

Commissioner McGuire voiced her support for the project with provisions from the Planning Department noting the project will employ 300 people with good paying jobs.

Chairman Pacekonis voiced his support for the application as presented with Town Staff input.

Commissioners LeBlanc voiced his support.

Commissioner Bernstein stated in looking at all the pros and cons of this application for the General Plan, the pros outweigh the cons, and he supports moving ahead.

Secretary Commissioner Bonzani brought up the concerns of Mr. Kozakowski requesting a live in-person public hearing. Director Lipe stated commissions will be meeting virtually online for the rest of the summer and the extension period is drawing to a close.

A motion to close the public hearing was made by Commissioner Dexter.

Commissioner Wagner seconded the motion.

The motion passed unanimously at 9:22 p.m.

Mr. Lamson confirmed with Director Lipe that the public hearing for the Appl. 20-25P, Costco Wholesale Zoning Text Amendment would be continued on June 23rd.

REGULAR MEETING

CALL TO ORDER: 9:22 pm

PUBLIC PARTICIPATION: None

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

1. Use Determination in the Buckland Gateway Development zone (see letter from John Toic, First Hartford Realty Corp).

Director Lipe referenced the letter from Mr. Toic, President of First Hartford Realty Corporation requesting a use determination for a carwash in the Buckland Gateway Zone, and referenced under Prohibited Uses in the

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zoning regulations a drive-in is not allowed and another section does require all activities to occur within a building. The Director asked commissioners for their opinion as to whether they felt the use is a permitted use. Town Engineer Doolittle had no comments.

Commissioner Dexter suggested a zoning amendment be made to exclude the use from the regulations. Chairman Pacekonis stated it is not a use considered in the Buckland Gateway zone. After discussion Commissioners agreed the use does not fit the Buckland Gateway zone. Director Lipe will draft an amendment for Commission review.

Commissioner Flagg made a motion to extend the meeting 15 minutes. Motion seconded by Commissioner Dexter. Motion passed unanimously.

2. Reappointment of Architecture and Design Review Board Members (see ADRC memo)

Director Lipe noted two or three seats from the public are available to be filled.

BONDS: Callings/Reductions/Settings

IWA/CC Bonds

1. Appl. 13-06P, GDS Estimating Subdivision E&S Bond in the amount of \$2,000 to be reduced by \$2,000 to leave a balance of -0-.

Commissioner Dexter made a motion to reduce the above mentioned bond; Seconded by Commissioner Flagg. The motion carried and the vote was unanimous.

2. Appl. 15-22P, Carla's Pasta E&S Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.
3. Appl. 15-22P, Carla's Pasta Stormwater Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.
4. Appl. 15-22P, Carla's Pasta Wetlands Mitigation Bond in the amount of \$50,000 to be reduced by \$45,000 to leave a balance of \$5,000.

Commissioner Dexter made a motion to reduce the above mentioned bonds; Seconded by Commissioner Flagg. The motion carried and the vote was unanimous.

5. Appl. 16-57P, 175 Oakland Road E&S Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.
6. Appl. 16-57P, 175 Oakland Road E&S Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.

Director Lipe made a correction to the duplicate E&S bond reductions that should have read:

Appl. 16-57P, 175 Oakland Road E&S Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.

Commissioner Dexter made a motion to reduce the above mentioned bond; Seconded by Commissioner Wagner, who accepted the correction. The motion carried and the vote was unanimous.

Landscaping Bonds

7. Appl. 15-22P, Carla's Pasta Stormwater Bond in the amount of \$8,000 to be reduced by \$8,000 to leave a balance of -0-.

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Commissioner Flagg made a motion to reduce the above mentioned bond; Seconded by Commissioner Bernstein. The motion carried and the vote was unanimous.

8. Appl. 16-57P, 175 Oakland Road E&S Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.

Commissioner Flagg made motion to reduce the above mentioned bond; Chairman Pacekonis noted this bond was not for E&S but was a Landscaping Bond. Director Lipe agreed. Seconded by Commissioner Bernstein. The motion carried and the vote was unanimous.

Bond Setting

Engineering recommends a bond for Appl. 19-32P, Vintage Hills II in the amount of \$333,230 for public improvements associated with the subdivision.

Commissioner Wagner made a motion to set the above mentioned bond; Seconded by Commissioner Bernstein. The motion carried and the vote was unanimous.

MINUTES: 5/12/20 adopted by consensus with a change requested by Commissioner Wagner about the discussion regarding the corner of the field next to the fence that did not have enough room.

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 20-27P, The Gateway Buckland East, LLC – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone

OTHER BUSINESS:

Director Lipe determined with Commissioners that Appl. 20-27, The Gateway Site Plan of Development will have a public hearing and that the continued public hearing for Appl. 20-04P Chestnut Ridge Subdivision can that be placed on the same agenda.

Chairman Pacekonis noted Appl. 19-58P, Evergreen Walk Text Amendment for additional housing units has been withdrawn and may be resubmitted in the fall.

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:42 p.m. was made by Commissioner Flagg Seconded by Commissioner Bernstein. The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,
Recording Secretary