

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

MARCH 8, 2016

MEMBERS PRESENT: Gary Bazzano, Bart Pacekonis, Stephanie Dexter, Elizabeth Kuehnel, Kevin Foley, Kevin Greer

ALTERNATES PRESENT: Mike LeBlanc, Bill Flagg, Teri Parrott (left meeting at the conclusion of the public hearing)

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

APPLICATIONS OFFICIALLY RECEIVED:

PUBLIC HEARING / COUNCIL CHAMBERS

Chairman Bazzano called the public hearing to order at 7:30 PM.

Secretary Commissioner Dexter read the legal notice as it was published in the Journal Inquirer on Thursday, February 25, 2016 and Thursday, March 3, 2016.

Chairman Bazzano appointed Alternate Commissioner LeBlanc to be seated for Commissioner Bonzani

- 1. Appl. 16-02P, Carabillo Resubdivision** – request for a resubdivision to create one new building lot, on property located on the southerly side of Windsorville and Griffin Roads (known as 55 Windsorville Road), RR zone

Attorney Peter Alter of Alter & Pearson, LLC of Glastonbury representing the owners of the property and applicants, Mr. and Mrs. Richard and Jeanne Carabillo, presented the application along with Mr. Jim Dutton of Dutton Associates, LLC of Glastonbury.

The property was shown on a plan and described as consisting of 2.48 acres zoned RR and proposed to be split into Lot #1 measuring 67,000 sq ft containing the existing home and a new Lot # 2 created to measure 42,292 sq ft. The existing home and garage are legally non-conforming as to set back requirements. No change is proposed to the legal non-conformity. All other bulk requirements are met for the RR zone. Lot coverage is well under the 15% allowed. IWA/CC approval for erosion and sedimentation was received and there is no wetlands activity requiring a permit. The septic system has been reviewed and approved by the Town Sanitarian. There is public water and gas. All zoning and subdivision requirements have been met.

Director of Planning Michele Lipe gave staff comments:

1. Request for a resubdivision to create one new building lot, on property located on the southerly side of Windsorville and Griffin Roads (known as 55 Windsorville Road), RR zone.
2. Minimum lot size required in the RR zone is 40,000 sf. With a minimum of 175 feet of road frontage. The proposed lot will be 40,092 sf and will have 192 feet of frontage on Griffin Road and access is proposed in the vicinity of an existing garage. Historically, the house at 55 Windsorville Road had a business which operated out of it dating back to the twenties. A commercial use would still be allowed today.
3. There are regulated wetlands on the property; the IWA/CC approved the application on February 3 with no unusual approval conditions.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

MARCH 8, 2016

4. This new lot will be serviced by an on-site septic system and by public water. Final details of the septic system will be required at the time of the building permit.
5. There is no open space requirement for this subdivision, as the applicant is creating less than 6 lots. The applicant is requesting a waiver to both the street tree requirement as well as the sidewalk a requirement.

If this application is approved, Town staff requests no additional approval conditions except as already noted.

Town Engineer Jeff Doolittle had no additional comments other than to clarify the plans show the existing garage on the southeasterly portion of the lot to remain until the new house is built at which time the garage will be demolished.

The Chairman asked for public comment. No one from the public spoke for or against the application.

Commissioner Flagg asked about the driveway location which Mr. Dutton showed on the site plan.

The Chairman closed the public hearing at 7:41 p.m.

- 2. Appl. 16-05P, Collins Corner Resubdivision** – request for a resubdivision to create two new building lots, on property located on the southerly side of Strong Road and easterly side of Foster Road, RR zone

Mr. Peter DeMallie, president of Design Professionals, Inc. representing property owners Mr. Todd Collins and Mr. Bruce Snow presented the application with the director of engineering for Design Professionals, Inc. Mr. James Bernadino.

Two frontage building lots are proposed easterly of Foster Road, and southerly of Strong Road. Lot #1 is 2.8 acres and Lot #2 is 1.79 acres in size. The remaining land to be used agriculturally is 53 acres in size. There will be conservation easements in favor of the town for the wooded areas at the rear of each of the new lots. The parcel has been farmed by the Collins Snow families for sixty years and for the past thirty years used as pasture. IWA/CC approval was given on February 3, 2016.

Mr. Bernadino continued the presentation stating the plans for two residential lots show house locations, proposed wells, public sewer, and proposed locations for underground utilities. Comments from town staff have been answered with a resubmission addressing map labeling, setbacks, a swale to address drainage ponding, and a 15' drainage easement along both roads for potential stormwater improvements. In regard to comments received from Mark Owens from the Streets Department, Mr. DeMallie clarified the proposed swale system should address any drainage issues concerning ponding on Foster Road.

Director of Planning Michele Lipe gave staff comments:

1. Request for approval of a resubdivision to create 2 new building lots on property located on the easterly side of Foster Road, southerly side of Strong Road, RR zone.
2. Minimum lot size required in the RR zone is 40,000 sf. With a minimum of 175 feet of road frontage. The new lots are proposed to be 2.8 and 1.8 acres respectively and the remaining 53 acres is being left as “not a building lot”. It should be noted there are several potential lots in the remaining parcel.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

MARCH 8, 2016

3. There will be one new curb cut on Foster Road and one on Strong Road.
4. There is no open space requirement for this subdivision, as the applicant is creating less than 6 lots. The applicant is requesting a waiver to both the street tree requirement as well as the sidewalk a requirement.
5. There are regulated wetlands on the property, the IWA/CC approved the application on February 3 with the following approval conditions:
 - A minimal impact application shall be filed for construction on Lot #1 and Lot #2 prior to issuance of a building permit.
 - Filling or other disturbance of Wetlands C (449 sq ft), D (893 sq ft) and E (432 sq ft) will be allowed. These designations are to be placed on the revised site plan.
 - Conservation easement shall be placed on Lot #1 and Lot #2 as mitigation for the three wetlands to be filled in accordance with the plan.
6. This new lot is serviced by private well and public sewers. A Well driller must apply for proper permits through CT DCP. Potable test results for water will need to be received at the Health Department upon completion. WPCA approval is required for the sewers.

If this application is approved, Town staff requests no additional approval conditions except as already noted.

Town Engineer Jeff Doolittle stated there are no outstanding comments and then clarified the following:

The water from Foster Road and Strong Road currently drains off of the roads, much of it onto the subject property. There is a shallow pipe that crosses Foster Road near the intersection and one that crosses Strong Road. The primary reason for the 15' drainage easement is to insure these drainage patterns are maintained so that the water can still drain off of the roads and into the wetland areas.

There will be a private drainage pipe under the driveway of Lot #2 that will be maintained by the owners of that lot. It is recommended that driveway shift to the south. Mr. DeMallie and his engineer have indicated that will occur when the lot is developed.

The Chairman asked for public comment. No one from the public spoke for or against the application.

Commissioners Greer asked if the houses would have basements given the wet nature of the site. Mr. Bernadino stated basements are proposed and to address the potential concerns with ground water each building will include a sump pit with discharge to the east towards the wetland area.

Commissioner Foley asked about the 53 acres of remaining land labeled on the plan 'For agricultural purposes only. Not a building lot.' and whether there could be a future application for building on the land. Mr. Bernadino clarified this proposal is for the two building lots only and the potential of future development would be subject to future review by the town. Mr. DeMallie stated the applicants have not discussed any intent for the remaining land in the foreseeable future.

The Chairman closed the public hearing at 7:55 p.m.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

MARCH 8, 2016

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: The Chairman opened the Regular Meeting at 7:57 p.m.

PUBLIC PARTICIPATION:

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

- 1. Appl. 15-63P, John Fitch Distilling Co. Site Plan of Development** – request for a site plan of development for a two new buildings: an 1,440 sf barn and a 9,012 sf manufacturing building for a distillery, including a 900 sf tasting room, on property located at 51 Glendale Road, I zone

Mr. Shawn Jacobaccio presented the request with Mr. Kenneth Pudeler of Pudeler Engineering who described the proposal for the distillery on a small site, with a small building, as a small operation. An existing barn straddling the property line was taken down and a new structure will be built in its place. In rear of the property will be another building for the distillery and tasting room. Drainage and the designed septic system were described. Onsite parking has been provided to accommodate full nightclub or bar use for the tasting room component of the project, although the operation will not operate as such but rather by invitation and limited hours. Landscaping was briefly described. Processed water from the distillery will be regulated by DEEP, stored in a 2,000 gallon storage tank, pumped into a truck and brought to the local sewage treatment plant. Mr. Jacobaccio briefly described his micro distilling operation which will distill gin and apple brandy.

Director of Planning Michele Lipe gave staff comments:

1. Request for a site plan of development for a two new buildings: an 1,440 sf storage barn and a 9,012 sf manufacturing building for a distillery, including a tasting room, on property located at 51 Glendale Road, I zone. The Commission may recall that in December you ruled that this use would be treated similarly to a brewery as it relates to inclusion of a tasting room and is subject to the additional provisions listed in the regulations related to tasting rooms.
2. Maximum impervious coverage allowed is 65%, 42.7% proposed. Front yard setback is 57 feet, 35 feet required. Lot coverage 16.1%; 50% allowed.
3. The applicant intends to use 900 sq ft of the space as a tasting room with the remainder of the space to be used for the distillery area, warehouse and storage of product, and for wholesale distribution. There will also be an outside area associated with the tasting room.
4. The production operations will generally take place Monday through Friday from 9 -5. The hours for the tasting rooms would be Friday-Saturday 2-9; but will be adjusted as demands change or events are held. The plan is to be closed on Sundays.
5. Parking requirements based on the proposed uses of the distillery and tasting room are 32 spaces. Thirty two spaces have been provided.
6. The applicant went to the ADRC on February 18. The members present were pleased the architectural and landscaping plans as presented. The only signage proposed at this time will be on the building.
7. Site lighting will be provided by wall pak units on the buildings. One concern expressed was to ensure that there was adequate lighting on site for evening customers. Adequacy of lighting should be demonstrated prior to the issuance of a certificate of occupancy.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

MARCH 8, 2016

8. The site will be serviced by an on site septic system and public water. The State Department of Health has been consulted regarding the on site requirements for the on site and has been involved in reviewing and approving this design.
9. There is a small area of regulated wetlands on the property. This application was heard by IWA/CC on December 4 and approval was granted including a bond in the amount of \$2,000 to ensure proper placement and maintenance of erosion and sediment controls and stormwater structures.

If this application is approved, the Planning Department has no additional modifications to request.

Town Engineer Jeff Doolittle gave staff comments stating the majority of comments have already been addressed:

1. There is curbing in a few areas on the site so the curbing needs to be clearly labeled where the curbing begins and ends on the site.
2. On the back of the site are some curb stops in the paved area which should be shown and labeled.
3. The detention basin in the front by the infiltration system needs to be constructed so the top can be adjusted down 6" if needed for a future event, so that if the basin clogs the water has a way to get out and does not flood the street or the site. The basin will have to be maintained so it functions as an infiltration basin.
4. It is recommended that modified riff raff is used for the stone swale leading into that detention basin.

Chairman Bazzano asked for the architectural to be addressed. Mr. Jacobaccio described the building proposed as keeping with others in town using a barn look for the distillery with an architectural tie to the history of local spirit making. A handout about the building was distributed to the commissioners. Colors to be used will be forest green with bronze roof in keeping with South Windsor's farming heritage. Vice Chairman Pacekonis asked about the siding and pitch of the roof. The building was described as metal skinned and shown on the handout.

Commissioner Foley suggested installing lighting in the parking lot as soon as the parking lot is roughed out. The parking lot will be gravel initially. Vice Chair Pacekonis asked about the curb stops with the Town Engineer. The handicap parking will be paved and stripped with curb stops.

Commissioner Flagg asked about the potential of lingering fumes. Mr. Jacobaccio stated any off gassing from the systems is pure product loss so it is designed so that steam and gases are captured and not lost.

Vice Chairman Pacekonis asked about parking for possible events. Director Lipe stated the use falls under the industrial zone. There is a condition of approval for the applicant to demonstrate there is adequate parking for what is proposed. Thirty two spaces are proposed and appear adequate. If parking becomes a problem hours can be adjusted or shared parking found. Mr. Jacobaccio confirmed he spoke with the neighboring property owner who will allow for overflow parking if necessary at the rear of that property.

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

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

MARCH 8, 2016

3. This application is subject to the conditions of 12/16/15 approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$2,000 to maintain erosion and sediment controls during construction and before establishment of the stormwater facility.
4. A landscape bond in the amount of \$2000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. The building street number must be included on the final plan.
9. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
10. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
11. Engineering comments dated 2/22/16 must be incorporated into the final plans.
12. Adequacy of exterior site lighting for patrons should be demonstrated prior to the issuance of a certificate of occupancy.

Commissioner Pacekonis seconded the motion

The motion carried and the vote was unanimous.

- 2. Appl. 16-11P, 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

Mr. Tom Simmons presented the request for renewal of his temporary and conditional permit. No changes are proposed.

Director of Planning gave staff comments:

1. Request for renewal of a two year temporary and conditional permit to allow two soccer fields and associated parking on property located at the southwesterly intersection of Sullivan Avenue and West Road, GC zone. Mr. Simmons has been operating at this location since 2011.
2. The applicant originally sought a T & C permit because outdoor recreation is not a permitted use in the GC zone, and the soccer use was originally intended to be a temporary use until such time as the owner proceeded with development plans.
3. The applicant has indicated in the past that the fields would typically be used Monday – Friday from 6:00 PM – 7:30 PM, with games on Saturday and Sunday. The PZC granted permission to play with portable lights until 8:00 PM. The applicant is again requesting approval for the use of flood lights on Monday – Friday, from 6:00 PM – 7:30 PM.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

MARCH 8, 2016

4. The PZC's original approval limited play to one field at a time. To date, parking has not been an issue, however only field has been utilized. The PZC has indicated that he could work with staff and his engineer to accomplish this additional parking if it becomes necessary.
5. The wording of the T & C permit regulation is that, "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.

If this application is approved, we have no additional modifications to request.

Town Engineer Doolittle had no staff comments

Chairman Bazzano asked if overflow parking from the adjacent firehouse could be accommodated on the site in the event additional parking would be needed. This would be coordinated through the fire chief and the applicant. Mr. Simmons indicated he was agreeable.

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

1. The Temporary and Condition permit will expire on March 8, 2018, and must be renewed before that time if the use is to continue.
2. 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. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
3. Parking for this use is allowed on-site only. No parking is allowed on public streets or within the right-of-way of public streets, nor on the Town of South Windsor property on the south side of West Road. If the parking lot becomes inadequate, use of the fields must be discontinued until adequate parking is provided. If the applicant decides to expand the parking area, a plan must be submitted to town staff for review and approval.

Commissioner Kuehnel seconded the motion

The motion carried and the vote was unanimous.

3. Appl. 11-24P, Evergreen Walk - Request for architectural changes for the Cambria Suites Hotel

Mr. Ron Bomengen from Fuss & O'Neill showed elevations of updated architecture for the new prototype for Cambria Suites as well as the previously approved elevations. The footprint is similar but has been modified reducing the number of rooms by two to number 108 rooms. Sample of colors and finish for the building were shown and described as matching the apartments and shops. Minor site changes were shown with a larger patio in the back and the location of the pool shifted over.

The Director of Planning stated the reaction of ADRC when presented with the changes was not particularly positive or negative but a request was made for windows to be lighter in color and more like the original plan for comparison.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

MARCH 8, 2016

The commissioners asked questions about the removal of the architectural features, glass to be used and signage.

Commissioner Foley made a motion to stay with the original design and colors as originally presented.

Commissioners Foley, Dexter, Kuehnel, and Bazzano voting for; Commissioners LeBlanc, Pacekonis, and Greer voted against.

The motion passed 4 to 3.

Applicant will come back with revised elevations to include landscaping, colors including a sample of the glass proposed. A description/explanation of black box areas along the facades as seen on the drawings was requested.

- 4. Appl. 16-04P, Toll Brothers, Inc.-** request for a Zone Change of approximately 33.1 acres from Rural Residential to A-30 Residential Zone, on property known as R024 Graham Road –owned by Catholic Cemeteries Association of Hartford, located on the easterly side of Graham Road and westerly side of Nevers Road

Chairman Bazzano asked Director Lipe to explain the zone change requested and all development options. Ms. Lipe stated, in follow up to a question raised at the public hearing, she researched the property's deed and found nothing to restrict development of the land. There are four development scenarios, two of which are available under the existing zoning. A conventional RR subdivision of 1 acre lots plus the A-20 lots would equal 45 lots with a requirement of 20% open space. The RR open space subdivision would also give 45 lots on ½ acre size lots with 50 % of the land going to open space. Under the zone change proposal from RR to A-30 a net increase of 8 lots would result in 53 lots. Under a conventional subdivision some lots would measure 30,000 sq ft and some would be ½ acre lots with 20 % of the land going to open space. With an A-30 open space subdivision there would be 53 lots measuring 15,000 sq ft with 50% of the land going to open space. The land is designated in the POCD as a target property which gives the PZC the opportunity to require a mandatory open space subdivision.

Vice Chairman Pacekonis questioned the need to change the zoning on the property to create an additional eight lots when the existing zoning allows for 45 lots to be developed. He voiced support in creating an open space subdivision keeping the existing zoning as current. An additional eight lots could make the land feel overdeveloped. Commissioner Foley recommended denial of the zone change. Commissioners Kuehnel and Dexter agreed. Open space requirements were discussed.

Commissioner Pacekonis made a motion to deny

Commissioner Kuehnel seconded the motion

The motion carried and the vote was unanimous.

- 5. Appl. 16-02P, Carabillo Resubdivision** – request for a resubdivision to create one new building lot, on property located on the southerly side of Windsorville and Griffin Roads (known as 55 Windsorville Road), RR zone

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

1. This approval is for 2 lots, numbered 1-2.
2. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

MARCH 8, 2016

3. Water shall be supplied to this subdivision by CT Water.
4. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission.
5. A Street tree waiver in accordance with C.2.C (3) has been granted.
6. A sidewalk waiver in accordance with C.3.C (1) g has been granted.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
9. Septic system must be submitted to and approved by the Environmental Health Officer prior to the issuance of a building permit.
10. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
11. A drainage assessment fee in the amount of \$50.00 shall be submitted to this Commission.
12. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.

Commissioner Pacekonis seconded the motion

The motion carried and the vote was unanimous.

- 6. Appl. 16-05P, Collins Corner Resubdivision** – request for a resubdivision to create two new building lots, on property located on the southerly side of Strong Road and easterly side of Foster Road, RR zone

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

1. This approval is for 2 lots, numbered 1 and 2.
2. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
3. All lots shall be serviced by the Town of South Windsor sanitary sewer system and are subject to the approval of the Water Pollution Control Authority.
4. Water shall be supplied to this subdivision by well. A well driller must apply for proper permits through CT DCP.
5. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission.
6. A street tree waiver in accordance with C.2.C (3) has been granted.
7. A sidewalk waiver in accordance with C.3.C (1) g has been granted.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

MARCH 8, 2016

8. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
9. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits. All deeds for open space, public improvements and roadways must be submitted prior to request for Town acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.
10. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
11. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
12. A drainage assessment fee in the amount of \$100.00 shall be submitted to this Commission.
13. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's office.

Commissioner Foley seconded the motion

The motion carried and the vote was unanimous.

6. Preliminary discussion with Mannarino Builders regarding development on the Chaponis property

Mr. Robert Mannarino and Mr. Todd Mannarino of Mannarino Builders Inc. and design/site engineer Mr. Christopher Alford of Alford and Associates distributed plans for a new proposal for the recently denied DRZ development on Clark Street. Mr. Rob Mannarino referenced a narrative previously sent to the commissioners and described their proposal for a designed residence zone from the perspective of the Town Plan of Conservation and Development and reports on trends indicating in 10 years twenty five percent of the population of South Windsor will be 60 or older and board of education data which shows a loss of enrollment. Many buyers of housing are not looking for large lots or large homes to maintain and moderate priced housing is sought. South Windsor has 7% of the 10% of moderate priced housing the State would like to see.

Mr. Mannarino spoke about the property as a transition area, its density, and as an entrance to South Windsor. It was recognized landscaping could be increased from what was installed for 'Clark Estates I'. Density has been addressed reducing the number of units from 26 to 22 with 15' side yards for their redesigned proposal which includes a landscaped streetscape with 135' from the curb line to the 1st house. Photographs were shown of the present streetscape. The layout of their proposal is now more traditionally laid out to transition well with the neighboring A-20 zone. Open space will be professionally maintained and act as a well landscaped entrance to the town. The original and new site layouts were shown.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

MARCH 8, 2016

Chairman Bazzano asked for Mr. Alford to speak about the landscaping. Clark Estates I was planted in the fall of 2014 and in a few years will mature into an improved buffer along Clark Street. The detention basin was at the entrance and edge of the road with a house 65' from the road. The new proposal is designed so the detention basin is not near the road and the closest homes are 100' to 135' from the road. A softer more landscaped berm will be created. They will work with town staff to develop the best plan. Commissioner Foley asked if additional evergreens could be added to Clark Estates I. Mr. Mannarino stated they could do so in the form of a change order.

Commissioner Dexter asked how many affordable units are now proposed. Mr. Mannarino indicated the original plan had 26 units with 6 units as affordable and the redesigned proposal has 22 units with 4 units as affordable. Ms. Dexter asked if 5 units would be possible. Mr. Mannarino suggested density, per the regulations, would factor into the number of required affordable units.

Vice Chairman Pacekonis complemented the new plan as better than the previous but asked why a DRZ is necessary where the existing zone works. He described the area as dense with condominiums, PUD, and the other Clark Estate DRZ. A DRZ would add 250% more school kids than a conventional subdivision. Mr. Mannarino recounted trends indicated in the POCD. A DRZ zone is not good for everywhere in town but it works in this area and the town needs this type of housing. He disagreed that an increase in school enrollment is a negative and quoted board of education statistics and stated increase will add to the prosperity and development to the town.

Commissioner Foley agreed the new plan is much better designed and will maintain control for a gateway to town. Chairman Bazzano concurred with the vice chairman that the development would add many more bedrooms than a conventional subdivision in the RR zone which would create 4 lots with 3 bedroom homes. He stated the redesigned plan is improved but would like to see the plan reduced a little further if possible. Commissioner Greer voiced support for the redesigned plan.

The commission reached consensus for the Mannarino's to move ahead and bring forward a new application.

BONDS: Callings/Reductions/Settings

MINUTES: 01/26/16 Minutes were adopted by consensus with a spelling correction of Mr. Dan Kroeber's name of Milone & MacBroom.

OLD BUSINESS: *see page 2*

OTHER BUSINESS:

Chairman Bazzano began a discussion about the Toll Brothers project. Lot sizes in open space subdivisions were discussed as well as location of open space areas and its maintenance whether it would be farmed or maintained by an association or the town. Town Engineer Doolittle stated an open space subdivision where homes are clustered closer together has less developed areas and a little less road. Environmentally it is better to leave a bigger undeveloped area which has less impact in terms of storm water, development, and wildlife perspectives. Director Lipe described the process the developer could take at this point to come in with a pre-application to determine whether it will be for an open space subdivision. Concerns of the neighbors on Graham Road were recounted. Open space subdivisions will allow the commission the most input in location of open space and screening. Opening up Joseph Lane to the new neighborhood was discussed.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-12-

MARCH 8, 2016

Commissioner Flagg will attend the CT Federation of Planning & Zoning Agencies annual conference on March 17th.

A Special Meeting has been scheduled for April 5, 2016 for commissioner training with Attorney Kari Olson.

A change order adding an additional volley ball court to Revolutions will be staff approved.

CORRESPONDENCE / REPORTS:

Town Engineer Doolittle gave an update on the Barton Property. The berm will be constructed this week and funded by fees taken in lieu of open space.

ADJOURNMENT:

Motion to adjourn the Regular Meeting was made by Commissioner Pacekonis.
The meeting adjourned at 10:00 PM.

Respectfully Submitted,
Lauren Zarambo
Recording Secretary