

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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OCTOBER 13, 2020

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

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein, Elizabeth McGuire

STAFF PRESENT: Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Kristian Lindstrom, Chief of Police; Michael Lehmann, IT Support; Lauren Zarambo, Recording Secretary

PLEDGE OF ALLEGIANCE

Acting Secretary Commissioner Dexter read the legal notice as published in the Journal Inquirer on Friday, October 2, and Thursday, October 8, 2020.

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

PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM

- 1. Appl. 20-41P, One Buckland Center LLC** - request for a site plan modification to allow the addition of a left-turn lane through the existing median on Buckland Road to access property at 1 Buckland Road, RC zone **(Continued from 9/22/20)**

Attorney Brian Smith of Robinson + Cole LLP with Mr. Benjamin Wheeler of Design Professionals, Inc. continued the presentation on behalf of the applicant, Mr. Scott Leonard, with revised plans and updated traffic information from Mr. Jim Bubaris of Bubaris Traffic Associates.

Mr. Wheeler noted the revised site plan is geometrically the same with revisions to the landscaping within the median that will include perennial plantings, ornamental grasses and treatments at the end of the islands with block pavers as was discussed with the Superintendent of Parks and Grounds John Caldwell.

Mr. Bubaris described the revisions that eliminate the U-turn at the median. The median has been reduced in size and will have two 'No U-Turn' signs installed. By eliminating the U-turn, traffic signal phases will be reduced from 3 to 2 phases. By keeping the right-turn-only out of the site, north-bound traffic will never be stopped; only south-bound traffic will change the light if a car is waiting to turn out of One Buckland Plaza, resulting in minimal disruption to the Buckland Road.

Chairman Pacekonis asked for additional comments from Director of Planning Michele Lipe and Town Engineer Jeff Doolittle, who had no further comments.

Chief of Police Kris Lindstrom discussed the effect of the traffic signal on Buckland Road with Mr. Bubaris. Chief Lindstrom stated from the Police Department's standpoint of Buckland Road being a crowded street with crowded intersections, cutting the median and installing the signal to allow north bound traffic to take a left into the site as presented can be done safely and the plan as presented is safe.

Acting Secretary Commissioner Dexter read a letter written in support from Economic Development Commission Chairman Paul Burnham. (Exhibit A)

Chairman Pacekonis asked if anyone from the public was waiting to speak. Mr. Lehmann connected a call but no one spoke.

Commissioners voiced support for the revised plan and discussed the changes with Mr. Bubaris and Chief Lindstrom.

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Mr. Lehmann connected a call from former Town Manager and Economic Consultant Matt Galligan who spoke in support of applicant Scott Leonard who helped facilitate making Evergreen Walk what it is today, and in support of the plan that will work for One Buckland Center, an important gateway to South Windsor.

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

- 2. Appl. 20-48P, Barry Equipment Company, Inc.** – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, I zone

Attorney Peter Alter of Alter & Pearson LLP of Glastonbury representing the applicants, Mr. Joe and Tom Barry, presented the application with Project Engineer Daniel Jameson and Project Landscape Designer Rachel Meier of Design Professionals, Inc., and Mr. David Holmes of Capital Studio Architects LLC.

Attorney Alter showed an aerial view and described the site. Barry Equipment is a family owned company specializing in heavy equipment. The building formally housed a gas supply company but has been vacant for the last four years. There is a railroad spur going into the site but will be removed as part of the site plan. All requirements for zoning and the special exception are met and approval from IWA/CC was granted.

Mr. Jameson described the site plan showing the building expansion and outdoor storage area, display area, and expansion of the detention basin. The stormwater management plan was described. Equipment height limits were discussed. All staff engineering comments have been met.

Attorney Alter described the building elevations. The existing building has been well maintained and has ‘good bones’ suiting the needs of the applicant. The addition will be added with a few changes to the window configurations. Garage door entrances will be located at the rear of the building. Most of the addition will not be visible from John Fitch Boulevard. Barry Equipment will be doubling the size of the building without changing the look using materials similar to the original and maintaining the roofline.

Ms. Meier discussed the landscaping designed for the site. All proposed lighting is compliant with zoning. There will be 25’ high pole lights for security. Building mounted lights will be 18’ high to accompany the existing lighting on the building.

The water quality basin will be seeded with a perennial seed mix using 25% leaf compost per a condition of IWA/CC. Three deciduous flowering trees will be planted with small groupings of evergreen shrubs. Low shrubs will be used to screen the parking lot and plantings were described around the office entrance.

Attorney Alter described the ground mounted and building mounted signage, and reviewed the special exception criteria noting the application meets the goals of the Plan of Conservation and Development for the goals stated for Route 5. The site is well suited for the use and will not be a traffic generator.

Director of Planning Michele Lipe gave staff comments:

1. Request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, at 1608 John Fitch Boulevard, I zone
2. The proposed 5,000 sf addition would extend the extending the building to the east. Resulting in approx. 2,704 sf of office and approx. 7,080 sf of manufacturing space. The new storage yard for equipment will be easterly of the existing parking area.

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3. The applicant has provided a site plan and a narrative of proposed operations indicating – the business includes sales and service of new and used construction equipment contractors. The hours of operation Monday Friday 7:00 am – 5:00 pm and Saturdays by appointment. However, the hours may change based on demands.
4. The proposed equipment display will accommodate up to 5 pieces of equipment and will be placed on millings. The remainder of the equipment will be stored in the yard.
5. Special Exception criteria for approval include:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements of the zoning regulations.
 - The land is physically suited to the proposed use.
 - Minimal, if any, adverse environmental impacts are created.
 - No traffic or other hazards will be created.
 - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
 - There will be minimal or no adverse effects on existing uses in the area.
 - Surrounding property values will be conserved.
 - The character of the neighborhood will be maintained or minimally disrupted.
 - The general welfare of the community will be served.
 - There is a balance between neighborhood acceptance and community needs.
 - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
 - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
 - The architectural design is aesthetically pleasing and blends well into the surrounding area.
 - The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.
6. The site size is 3 acres. Maximum impervious coverage allowed is 65%; 60% proposed. Parking requirement for this use is 24 spaces; 24 spaces have been provided.
7. The site modifications proposed include: adding a display area in the front of the building along Route 5, the 5,000 sf addition, redefining of parking spaces and relocating the fence, creation of the storage yard out of millings, and modification to the detention basin. There are also some areas of encroachment by the abutters that will be addressed.
8. The applicant has indicated that the maximum height of the proposed equipment to be on site is 12 feet and that there will be no cranes or aerial lifts stored on site.

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9. Due to the timing of the application, the applicant did not go in front of the ADRC with the addition. As presented tonight, the intent to keep the same design and materials for the addition. The plan reflects new lighting on the building as well as pole lighting in the storage area. All lighting will be full cut-off lighting.
10. There will be new signage proposed. The applicant is entitled to both a free standing sign and a building sign.
11. There are regulated wetlands on the property. The applicant received IWA/CC approval on September 16, 2020. The recommended bonds in the amount of \$5,000 to ensure proper placement and maintenance of erosion and sedimentation; \$10,000 for installation of the proposed stormwater system; and \$5,000 to ensure proper establishment of the proposed wetland vegetation.
12. There is a dumpster proposed in the rear of the building shown on a concrete pad and screened. That will be within the fenced in area.
13. The site is serviced by public water and sewer. Water Pollution Control Authority approval is required for the expansion.
14. If this application is approved, the Planning Department has no additional modifications to request.

Chairman Pacekonis asked for comments from Town Engineer Jeff Doolittle who stated all comments had been addressed.

Chairman Pacekonis asked if anyone from the public was waiting to speak.

Mr. Lehmann connected Architect David Holmes who briefly described the addition as a design solution ideal for the use.

The Chairman asked for comments from commissioners.

Commissioners voiced support for a great use of an existing vacant building.

Commissioner Flagg asked if there would be live demos of the equipment. Mr. Joe Barry stated there would be no live demos on site at any time. Noise levels would be no louder than equipment idling when moved. The commissioner confirmed with Mr. Jameson oil separator equipment will be used in the servicing of equipment and will be reviewed by WPCA.

Chairman Pacekonis asked how lighting would be handled. Ms. Meier stated the applicant does want lighting at night for security purposes but will work with Town staff and Commission for what is best. Attorney Alter noted timers and motion detectors can be used to dim lights after hours and go on with any motion detected. Mr. Barry confirmed all servicing of equipment will be done inside the building and described the type of construction equipment they carry. No cranes, aerial lifts, or rock crushing equipment will be carried.

Chairman Pacekonis closed the public hearing at 8:25 p.m.

REGULAR MEETING / Webex Conference ONLINE MEETING

CALL TO ORDER: Chairman Pacekonis called the Regular Meeting to order at 8:26 p.m.

PUBLIC PARTICIPATION: none

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

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1. **Appl. 20-02P, Kilkenny Heights II Subdivision-** request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones (**Public Hearing closed 9/22/20**)

Director Lipe noted the revised plan and memo received from J.R. Russo highlighting changes made to the plans since the public hearing was closed. Changes made include access into the open space and reconfiguring the detention basin to save more open space; conservation easements have been placed at the rear of Lots 2 and 3 at the westerly line; arborvitae plantings with easements are shown on private property; one residential lot has been eliminated; and the work on Abbe Road has been provided. Draft approval conditions have been provided to commissioners.

Town Engineer Jeff Doolittle noted the change of grades on Abbe Road on the plan as presented needs to be finalized. The right of way has shifted to the east and is very wide to the west side. If the arborvitaes are pushed back within the right of way, there is no objection to the arborvitaes being in the right of way. There are two large pine trees on the west side of the road directly across from the proposed road that may be impacted by grading. Because the trees are not in great shape and are large it is suggested that they be removed to allow the grading to proceed uninterrupted. Arborvitaes will then be planted in that area. The grading on that side will include a berm requested by the residents. A gradual berm up to two feet high in the right of way along with the arborvitaes planted on the private property will help screen any head lights and prevent any drainage problem from occurring on the north side of Abbe Road.

Commissioner Wagner acknowledged public comment from neighbors adversely affected, as well as the property owner's right to build, and voiced his support for the open space subdivision as a positive thing for the town and a better alternative for the neighbors than the conventional subdivision that can be built by right.

Chairman Pacekonis spoke with Town Engineer Doolittle about the large evergreen trees where the sidewalk is proposed on Maskel Road perpendicular to Abbe Road. The Chairman questioned whether the trees would survive pruning and noted the request from the abutting property owner for a row of arborvitaes to be planted on his side of the sidewalk. The Chairman then discussed the open space access that is normally 50' wide and proposed at 25' wide. Arborvitaes are proposed 5' off the property line of Lot 6 for screening. The Chairman voiced a preference for a 30' wide access.

Commissioner Flagg asked about the water basin behind Lots 3 and 4. Town Engineer Doolittle described the basin as wet with an underdrain. If there is standing water it will be treated on an annual basis for mosquitoes.

Commissioner Bernstein agreed with Commissioner Wagner that public testimony was sincere and compelling but acknowledged other applications could come in to develop the land with less benefits to the surrounding neighbors, and voiced his support for this application.

Director Lipe noted the letter from the neighbor where the sidewalk is proposed who was not in favor of the sidewalk writing it posed a liability, and asked "for the developer to provide some sort of privacy barrier: trees, or shrubs, or fence of my choosing." Director Lipe noted the request was made about the first proposal regarding the rear of his property when the detention basin was to go. The basin has now been moved 10' away and shows 10 to 12 trees to be planted on the Town part of the property. The Chairman asked for details to be clarified to accommodate the homeowner. The Director suggested an approval condition to work with the homeowner to maximize his privacy in that area.

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Commissioner Wagner discussed the access to the open space and where the trees lines are located.

Chairman Pacekonis requested acknowledgement that the homeowner have a hedgerow or fence of his choice for the side of his property stating there always was a plan to have trees planted in the back of the property. Engineer Doolittle noted the existing trees along the proposed sidewalk are on the homeowner's property. The Chairman requested an approval condition to work with the homeowner to satisfy any concerns he has, noting the application is for a special exception giving the commission latitude. Commissioner Greer disagreed that the developer had that responsibility.

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

1. This approval is for 11 new lots, numbered 1-11.
2. Concrete sidewalks, built to Town specifications, shall be installed on both sides of Maskel Road parallel to Abbe Road and along the southerly side of Maskel Road perpendicular to Abbe Road terminating at Abbe Road. The Town Parks and Recreation Division agrees to maintain the new sidewalk along the property at 416 Abbe Road during the winter until such time as the owner sells the property and files an agreement to that affect.
3. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
4. 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.
5. Water shall be supplied to this subdivision by CT Water.
6. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including bonds in the amounts of \$20,000 for compliance with erosion and sediment control measures; a bond in the amount of \$25,000 for the installation of the storm water structures; and a bond in the amount of \$5,000 for plantings within the basin to be held for three years
7. A landscaping bond in the amount of \$10,000 shall be posted prior to the issuance of the last Certificate of occupancy.
8. Street lighting shall be installed on streets, at intersections, and on cul-de-sacs in accordance with the policy established by the Chief of Police. Street lighting is to be coordinated with the Chief of Police (copy enclosed).
9. Street names and locations of fire hydrants are subject to the approval of the Fire Marshal of the Town of South Windsor. Street names and supporting posts shall be installed by the developer in conformance with the standards of the Town of South Windsor, at no expense to the Town.
10. A liability insurance policy shall be submitted to this Commission naming the Town of South Windsor as an insured, with a combined single limit for bodily injury and/or property damage in the amount of \$1,000,000.
11. Trees within the street trees easement and any other trees on land that is currently or will in the future become Town-owned land are to be planted in accordance with the enclosed Tree Planting Specifications.
12. Prior to commencement of any site work, a preconstruction meeting must be held with Town Staff.
13. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

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14. 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.
15. 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.
16. 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.
17. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.

If the developer chooses to submit a Letter of Credit for a one year term, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter it is holding.
18. A drainage assessment fee in the amount of \$ 550 shall be submitted to this Commission.
19. 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.
20. The Town Engineer's review comments dated 9/22/20 must be incorporated in the final plans.
21. The applicant agrees to no work on Saturdays during the time period that the COVID Executive Order is in effect.
22. Additional arborvitae plantings are to be planted in front of the property at 427 Abbe Road, at a location agreed upon between the property owner and developer, to minimize automobile light trespass.
23. All conservation easements and open space properties shall be marked in the field with open space and conservation easement metal property markers provided by the Town, to the satisfaction of the Environmental Planner.
24. In accordance with Section C.1.g of the subdivision regulations, a waiver of 25 feet has been granted to allow an open space access of 25 feet.
25. Dust control measures shall be implemented on the site and watering of the site shall be done on a regular basis.
26. The existing stone wall adjacent to 249 Maskel Road shall remain and protected as a part of the conservation easement on Lot 1.

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27. The existing tree line along the northern property boundary shall be protected in the field. Efforts shall be made to preserve as many trees as possible. Any trees to be removed in that area shall be flagged by the developer and subject to the review and approval of Town Staff.
28. Once the access from Abbe Road is established, to the extent feasible, all construction traffic shall use that as the primary entrance to the development.
29. The developer shall post wayfinding signage directing the public to the Town owned open space and posting private property, where appropriate, to indicate the end of the public access for recreational use.

Chairman Pacekonis added an additional condition:

30. The developer shall work with the property owner at 416 Abbe Road to come to mutual agreement for any hedge or fencing needed for privacy.

Commissioner Wagner agreed to the friendly motion.

Commissioner Flagg seconded the motion.

Commissioner Greer made a motion for sidewalks on both sides of Maskel Road parallel to Abbe Road.

Commissioner Flagg seconded the motion.

Commissioner Wagner accepted the friendly amendment.

Commissioner Flagg seconded the motion.

Chairman Pacekonis clarified sidewalks shall be installed on both sides of Maskel Road parallel to Abbe Road and along the southerly side of Maskel Road perpendicular to Abbe Road terminating at Abbe Road.

The motion carried and the vote was unanimous.

2. **Appl. 20-41P, One Buckland Center LLC** - request for a site plan modification to allow the addition of a left-turn lane through the existing median on Buckland Road to access property at 1 Buckland Road, RC zone

Commissioner Wagner 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.
3. A landscape bond in the amount of \$1000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).

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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. No advertising signs are allowed in the islands
11. The final landscape plan for the relocated island shall be coordinated with town staff and subject to PZC approval.

Commissioner Bernstein seconded the motion

Motion passed, 6 in favor and 1 against. Roll Call Vote taken: Commissioners LeBlanc, Dexter, Bernstein, Flagg, Wagner, and Pacekonis voting for and Commissioner Greer voting against.

3. **Appl. 20-48P, Barry Equipment Company, Inc.** – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, I zone

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

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 for installation and maintenance of erosion and sediment controls on the site; and a bond in the amount of \$10,000 for installation of the stormwater system and \$5,000 to ensure proper establishment of the proposed wetland vegetation.
4. A landscape bond in the amount of \$3,000 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. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. The building street number must be included on the final plan.
10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. No aerial lifts or cranes are permitted to be stored on site. Maximum height of outdoor storage equipment is 12 feet.

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Commissioner Wagner seconded the motion.

The motion carried and the vote was unanimous.

CORRESPONDENCE / REPORTS:

Commissioner Bernstein read a letter from Town Councilor and Public Lands Naming Sub-Committee Chair Erica Evans regarding naming the Barton property at Rye Street Park as the “John Mitchell Fairgrounds at Rye Street Park”.

Commissioners voiced support for renaming the Barton property (known as the Fairgrounds at Rye Street Park) to honor John Mitchell who over his life gave a great deal to the town. Commissioner Greer suggested that the Barton family name also is recognized. Director Lipe noted the Planning & Zoning Commission Fee in Lieu of Open Space fund that grew over 25 years funded the purchase of the original improvements to the property.

In addition to honoring John Mitchell by renaming the fairgrounds, the Commission made a recommendation to document the history of the property including the Barton family and the funding for the improvements of the property for the town accomplished through the Planning & Zoning Commission Fee in Lieu of Open Space fund, on a plaque to commemorate all. Director Lipe noted the Fee in Lieu of Open Space account had funds for the signage.

BONDS: Callings/Reductions/Settings

Landscaping Bond

1. Appl. 18-48P, CT Soils Landscaping Bond in the amount of \$10,000 to be reduced by \$10,000 to leave a balance of -0-.

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

IWA/CC Bonds

2. Appl. 18-48P, CT Soils E&S Bond in the amount of \$15,000 to be reduced by \$15,000 to leave a balance of -0-.
3. Appl. 18-48P, CT Soils Stormwater Bond in the amount of \$25,000 to be reduced by \$25,000 to leave a balance of -0-.
4. Appl. 18-48P, CT Soils Wetland Plantings Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.

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

MINUTES: 9/8/20, 9/22/20, 9/29/20 adopted by consensus.

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl. 20-53P, Christine Cassettari, request for renewal of a 5-year major home occupation, ‘Chrissy’s Hair Studio’, on property located at 1483 Ellington Road, RR zone

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2. Appl. 20-54P, Robert Maffucci dba Vito's Restaurant "Weddings on the Farm" – request for renewal of a two year temporary and conditional permit to hold up to four (4) wedding and/or corporate events between June and October, on property located at 653 and 677 Rye Street and 5 Saxton Lane East Windsor, RR zone

OTHER BUSINESS:

Director Lipe noted the public hearing for the Costco Wholesale application for Special Exception Site Plan of Development approval will begin on October 27.

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:20 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