

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**SPECIAL MEETING MINUTES**

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**NOVEMBER 30, 2021**

**MEMBERS PRESENT:** Alan Cavagnaro, Robert Vetere, Bart Pacekonis, Stephanie Dexter, Stephen Wagner, Michael LeBlanc, Kevin Foley (WebEx)

**ALTERNATES PRESENT:** Paul Bernstein

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeffrey Doolittle, Town Engineer; Michael Lehmann; IT Support; Caitlin O'Neil, Recording Secretary; Marek Kozikowski, Council Liaison

**PLEDGE OF ALLEGIANCE**

Chairman Pacekonis commented that Commissioner Foley could not attend the meeting in person but has joined via WebEx.

Chairman Pacekonis reviewed the procedures for the meeting.

**CALL TO ORDER:**

**NEW BUSINESS:** Discussion/Decision/Actions regarding the following:

1. **Appl. 21-36P, 25 Talbot Lane Site Plan-** request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway, I zone. (Continued from 10/12/21; 10/26/21)

Chairman Pacekonis commented for town staff comments.

Director of Planning Michele Lipe commented that the Commission would ultimately need to take action on the three intervenor petitions. Ms. Lipe commented on the draft approval conditions for the Commission to review.

Town Engineer Jeffrey Doolittle had no comment.

Chairman Pacekonis discussed the intervenor findings and commented that the application is a complicated issue. Chairman Pacekonis commented on the issues with the site and application citing concerns with endangered species, traffic, and ultimately, a large industrial project bordering residential zones. Chairman Pacekonis thanked the public for their comments and the applicant for the attempts to fix numerous concerns.

Commissioner LeBlanc commented that he agreed with the Chairman's sentiments and felt it was a difficult application. Commissioner LeBlanc commented that he reviewed the industrial zone in the regulations and stated that the purpose of industrial zone is that it should be compatible with the surrounds. Commissioner LeBlanc added that while he feels it is a great project, it is in a tough spot.

Commissioner Dexter commented that the purpose of the industrial zone is to allow for balance.

Commissioner Dexter commented on concerns of this project ultimately becoming a freight terminal as modern day distribution centers have changed. Commissioner Dexter commented on the need for the Commission to work on the regulations to meet the new world of distribution. Commissioner Dexter commented on the potential for a lawsuit one way or another.

Commissioner Wagner and Michele Lipe discussed options for motions for the findings of the intervenors.

Commissioner Wagner commented on the issue of a potential freight terminal adding that he would now consider Home Depot a freight terminal. Commissioner Wagner commented on potentially limiting the tractor-trailers to certain bays on the site or suggested having only smaller trucks access these bays.

Commissioner Wagner reviewed potential approval conditions that he wrote up. Commissioner Wagner commented on the issue of trucking idling and having limitations on enforcing it. Commissioner Wagner and Michele Lipe discussed the merits of this as a subdivision application.

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Commissioner Cavagnaro commented that the Commission is trying to make the right decision for the town. Commissioner Cavagnaro commented on his continued concerns regarding health and safety, specifically with potential idling issues.

Commissioner Foley commented on his concerns with the site specifically, truck traffic throughout the site, truck queuing and runoff water affecting Newberry Brook.

Chairman Pacekonis commented on concerns with volumes of water leaving the site and entering Newberry Brook, citing letter submitted from the resident at 1090 Main Street. Chairman Pacekonis commented that they have identified concerns with pollution and commented on the letter written by the Attorney from Carla's Pasta and their concerns with air quality affecting their adjacent business. Chairman Pacekonis commented that the testimony regarding truck operation from Derek Butler also cites potential pollution issues. Chairman Pacekonis added that he had concerns with a lack of permitting at the state and town level in regards to pollution enforcement.

Chairman Pacekonis commented that he still had concerns with truck queuing sketch, does not feel eight spaces is enough. Chairman Pacekonis added that he was also concerned about the potential impact of the tractor-trailer trucks on town roadways by queuing in the street. Chairman Pacekonis discussed the site as a freight terminal versus a warehouse. Adding that he understood the concerns as facilities like FedEx are similar to a freight terminal and at this time the tenant is still unknown. Chairman Pacekonis commented on the concern with noise and did not feel they had received a valid answer on decibel levels of multiple trucks.

Commissioner Vetere commented that he had similar concerns as the rest of the Commission and thanked the applicant for taking the time to explore options at the request of the Commission and the community.

Commissioner Wagner commented on that he did not feel the suggested roundabout on Governor's Highway would be a helpful. Commissioner Wagner commented on the trucking routes to and from the site.

Commissioner Wagner commented that he did feel there would be environmental harm to the neighbors.

Chairman Pacekonis commented on two roundabouts in Windsor. Chairman Pacekonis and Commissioner Wagner discussed the effectiveness of the suggested roundabout to help alleviate traffic on Governor's Highway. Chairman Pacekonis commented on difficulty of prohibiting trucks on Governor's Highway. Chairman Pacekonis and Commissioner Wagner also discussed potential concerns for weight limit on certain parts of the road.

Commissioner Wagner commented on the subdivision applications again.

Chairman Pacekonis commented that he felt the application would reasonably have an effect on pollution and misuse of the public trust. Chairman Pacekonis added that he felt the health implications would be detrimental.

Commissioner Wagner and Commissioner Foley both commented on concerns with the truck queuing sketch. Both Commissioners felt the image did not depict a real world scenario.

Chairman Pacekonis commented that at this time they need to suspend the meeting and move to the public hearing. Commissioner Wagner questioned how they would leave the meeting. Chairman Pacekonis commented at 7pm they would go into their public hearing and then move to their regular meeting where this topic would be addressed again.

**ADJOURNMENT:**

Commissioner Wagner motioned to adjourn the special meeting.

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Commissioner Dexter seconded the motion.  
Roll call was held. The motion passed unanimously.  
Meeting adjourned at 7:00pm.

Respectfully Submitted,  
Caitlin O'Neil, Recording Secretary