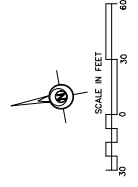
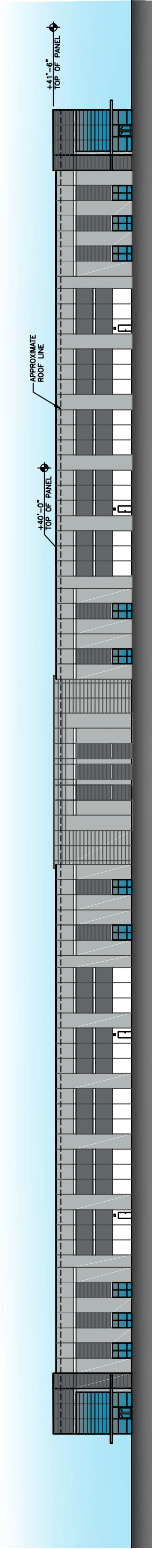


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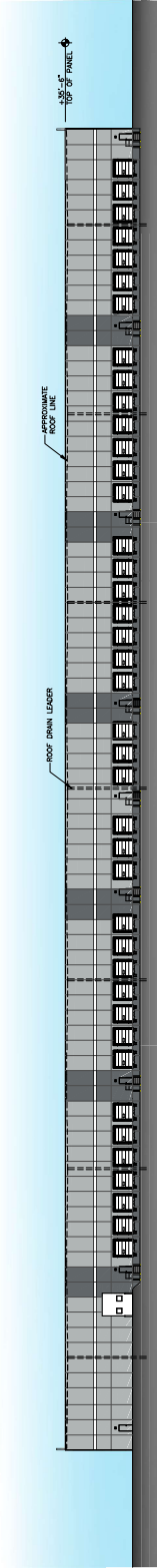


PROPOSED:  
PROJECT SITE  
OCTOBER 18, 2019

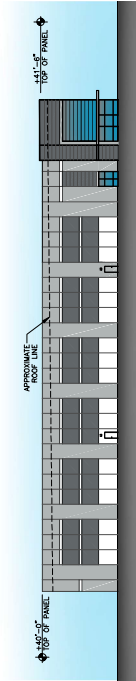




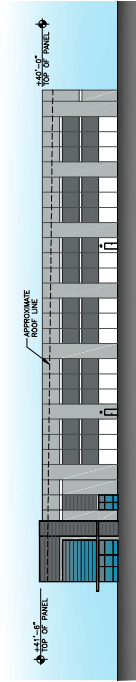
**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

PROPOSED:  
PROJECT SITE  
NOVEMBER 11, 2019

**Building Elevations**  
SOUTH WINDSOR, CT





## Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

CERTIFIED #7017 1450 0001 3280 6980

November 22, 2019

Daniel Madrigal  
Scannell Properties #405, LLC  
8801 River Crossing Blvd, Suite 300  
Indianapolis, IN 46240

RE: Appl. #19-48P – Scannell Properties #405 LLC – 240 Ellington Road Distribution Center

Dear Mr. Madrigal:

On November 20, 2019, the Inland Wetlands Agency/Conservation Commission approved Appl. 19-48P – 240 Ellington Road Distribution Center, 240 Ellington Rd - IWA/CC application for the construction of a Distribution Facility, parking, storm water management and associated utilities on a portion of land west of Ellington Rd, north of I-291. I-291 Corridor Development (CD) Zone, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on November 20, 2024. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. A bond of \$20,000 for establishment and maintenance of erosion controls and a bond of \$25,000 for establishment of the stormwater structures.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans.

Very truly yours,

INLAND WETLANDS AGENCY/  
CONSERVATION COMMISSION

Barbara Kelly, Chairperson

cc: Director of Planning  
Chief Building Official  
Town Engineer  
Ben Wheeler, DPI, 21 Jeffrey Drive, SW



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

**CERTIFIED MAIL 7019 0140 0000 2425 7378**

November 18, 2019

Scannell Properties #405 LLC  
C/O Design Professionals, Inc.  
Benjamin Wheeler  
21 Jeffrey Drive  
South Windsor, CT 06074

Dear Mr. Wheeler:

Re: Appl. 19-48P, 240 Ellington Road Distribution Center Special Exception/Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on November 12, 2019 to approve with modifications the above referenced application for a Special Exception to Section 4.4.5.E for outdoor storage of product and Site Plan of Development.

This approval is for a 182,000 sf distribution facility to include outdoor product storage on properties located at 240 Ellington Road, I-291 Corridor Development zone, as shown on plans prepared by Design Professionals, Inc., LLC, Project No. 4260, dated 10/21/19 as revised. This approval is subject to the following modifications:

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 for compliance with the erosion and sediment control measures and to ensure establishment of storm water system.
4. A landscape bond in the amount of \$20,000 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. Engineering comments dated 11/8/19 must be incorporated into the final plans.
13. A waiver to Section 6.3.3.F has been granted to allow exterior light poles within the perimeter of the site to be 35 feet in height.
14. A deed combining all the properties into one lot shall be submitted. The property address shall be 240 Ellington Road.
15. Revised architectural elevation shall be submitted addressing ADRC's comments of the middle section of the southern elevation.
16. Outdoor storage has been approved in Phase 2; however the applicant shall submit an outdoor storage screening plan to the Commission for final approval at that time.
17. Screening trees along the railroad ROW shall be shown 10 feet on center and planted in staggered rows.
18. A landscape area, measuring a minimum of 100 square feet, shall be dedicated to plantings that support pollinators.
19. Additional landscaping and irrigation shall be added along the Ellington Road frontage to enhance the front detention pond.

Black and white transparent mylars of Sheet #'s C-SP1 and V-1 with the above modifications, together with three print copies of the entire set of plans (including landscaping plans) must be submitted to this Commission within 30 days to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission must be reproduced on the mylars.

After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

The attached Special Exception form must be completed and filed in the Town Clerk's office. The special exception will take effect upon filing.

Sincerely,

A handwritten signature in black ink, appearing to read "Bart Pacekonis", followed by a circled number "3".

Bart Pacekonis, Chairman  
Planning and Zoning Commission

BP/llz

cc: Town Engineer  
Chief Building Official  
Assessor  
Superintendent of Pollution Control

The Special Exception will take effect upon filing of this form.

195956

I, Bart Pacekonis, Chairman of the South Windsor Planning & Zoning Commission, hereby certify that on November 12, 2019 the Planning and Zoning Commission granted to DCK Leasing Company LLC and the Town of South Windsor a Special Exception to Section 4.4.5.E of the Zoning Regulations and Site Plan of Development for a 182,000 sf distribution facility to include outdoor product storage on property located at 240 Ellington Road, I-291 Corridor Development zone, as shown on plans prepared by Design Professionals, Inc., Project # 4260, dated 10/21/2019 as revised.

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 for compliance with the erosion and sediment control measures and to ensure establishment of storm water system.
4. A landscape bond in the amount of \$20,000 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. Engineering comments dated 11/8/19 must be incorporated into the final plans.
13. A waiver to Section 6.3.3.F has been granted to allow exterior light poles within the perimeter of the site to be 35 feet in height.
14. A deed combining all the properties into one lot shall be submitted. The property address shall be 240 Ellington Road.
15. Revised architectural elevation shall be submitted addressing ADRC's comments of the middle section of the southern elevation.
16. Outdoor storage has been approved in Phase 2; however the applicant shall submit an outdoor storage screening plan to the Commission for final approval at that time.
17. Screening trees along the railroad ROW shall be shown 10 feet on center and planted in staggered rows.
18. A landscape area, measuring a minimum of 100 square feet, shall be dedicated to plantings that support pollinators.
19. Additional landscaping and irrigation shall be added along the Ellington Road frontage to enhance the front detention pond.





GIS PIN 30300240

BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF ELLINGTON ROAD IN THE TOWN OF SOUTH WINDSOR, COUNTY OF HARTFORD, STATE OF CONNECTICUT, AS SHOWN ON MAP ENTITLED: "ALTA/NSPS LAND TITLE SURVEY DCK LEASING COMPANY LLC R008 JOHN FITCH BLVD & 240 ELLINGTON ROAD – SOUTH WINDSOR, CT DATE:5/17/19 REVISED TO 8/7/2019 SCALE 1"=100' PREPARED FOR SCANNELL PROPERTIES, LLC" BY DESIGN PROFESSIONALS, INC. THE PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CHD MONUMENT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD WITH ITS INTERSECTION WITH THE NORTHERLY NON-ACCESS HIGHWAY LINE OF INTERSTATE 291, ALSO BEING THE SOUTHERN MOST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 68°02'39" WEST ALONG THE NORTHERLY NON-ACCESS HIGHWAY LINE OF INTERSTATE 291, 421.00 FEET TO A POINT;

THENCE NORTH 68°02' 39" WEST ALONG THE NORTHERLY NON-ACCESS HIGHWAY LINE OF INTERSTATE 291, 420.33 FEET TO A CHD MONUMENT AT THE EASTERLY NON-ACCESS HIGHWAY LINE OF LAND NOW OR FORMERLY CONNECTICUT SOUTHERN RAILROAD;

THENCE NORTH 15°32'47" EAST ALONG THE EASTERLY NON-ACCESS RIGHT-OF-WAY LINE LAND NOW OR FORMERLY CONNECTICUT SOUTHERN RAILROAD, 307.80 FEET TO A POINT;

THENCE SOUTH 74°27'12" EAST ALONG THE SOUTHERLY NON-ACCESS RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY CONNECTICUT SOUTHERN RAILROAD, 16.58 FEET TO A POINT;

THENCE NORTH 15°31'11" EAST ALONG THE EASTERLY NON-ACCESS RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY CONNECTICUT SOUTHERN RAILROAD, 456.74 FEET TO A POINT;

THENCE NORTH 15°31'11" EAST ALONG THE EASTERLY NON-ACCESS RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY CONNECTICUT SOUTHERN RAILROAD, 155.00 FEET TO A POINT ON

THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY DCK LEASING COMPANY LLC;

THENCE SOUTH 59°53'30" EAST ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY DCK LEASING COMPANY LLC, 671.96 FEET TO A POINT IN THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY DRMR REALTY LLC;

THENCE SOUTH 56°20'42" WEST ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY DRMR REALTY LLC, 83.97 FEET, TO A POINT;

THENCE NORTH 67°46'10" WEST ALONG THE NORTHERLY PROPERTY LINE FOR LAND NOW OR FORMERLY DRMR REALTY LLC, 16.69 FEET, TO A POINT;

THENCE SOUTH 33°08'01" EAST ALONG THE SOUTHWESTERLY PROPERTY LINE FOR LAND NOW OR FORMERLY DRMR REALTY LLC, 54.79 FEET, TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION ON A SPIRAL CURVE TO THE RIGHT, HAVING A THETA ANGLE OF 00°53'59", ARC LENGTH OF 104.91 FEET, LONG TANGENT OF 69.48 FEET, SHORT TANGENT OF 35.26 FEET AND A CHORD OF SOUTH 32°49'47" E, 104.90 FEET, TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY ISABELLA P. HIGGINS, ON A SPIRAL CURVE TO THE RIGHT HAVING THETA ANGLE OF 03°30'23", ARC LENGTH OF 127.38, LONG TANGENT OF 71.53 FEET, SHORT TANGENT OF 55.90 FEET AND A CHORD BEARING OF SOUTH 30°41'45" EAST 127.36 FEET, TO A POINT ON THE NORTHWESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY CASS ENTERPRISES, LLC;

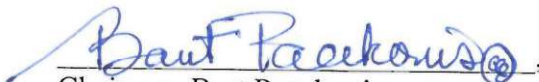
THENCE SOUTH 60°11'55" WEST ALONG THE NORTHWESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY CASS ENTERPRISES, LLC, 138.30 FEET TO A POINT;  
 THENCE SOUTH 30°25'10" EAST ALONG THE SOUTHWESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY CASS ENTERPRISES, LLC, 375.21 FEET TO A POINT;  
 THENCE SOUTH 68°46'43" EAST ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY CASS ENTERPRISES, LLC, 63.33 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD;  
 THENCE SOUTH 58°26'55" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, 208.59 FEET, TO A CHD MONUMENT;  
 THENCE SOUTH 57°49'49" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, 95.57 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 15.961 ACRES.

OWNER OF RECORD: DCK Leasing Company LLC and the Town of South Windsor

Dated at South Windsor, Connecticut this 18st day of November, 2019.

In accordance with CGS Section 8-3d



Chairman Bart Pacekonis  
 Planning & Zoning Commission

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at

South Windsor, Connecticut

ATTEST:

Received for Record 12/16/19  
 At 3:00PM  
 Recorded in South Windsor, CT  
 By Courtney Cannella  
 Asst. Town Clerk

October 13, 2020

Benjamin Wheeler  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: 240 Ellington Road Distribution Center  
WPCA Approval – Appl. 19-48P

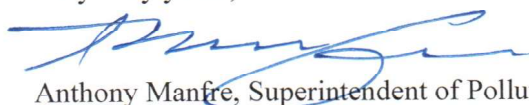
Dear Mr. Wheeler:

The South Windsor Water Pollution Control Authority, at its Regular Meeting on September 1, 2020, gave approval for the connection of a proposed force main to the town's sewer system in Ellington Road for a proposed 182,000 square foot distribution facility located at 240 Ellington Road, South Windsor, CT as more specifically shown on plans entitled "240 Ellington Road Distribution Center, 240 Ellington Rd. & R008A John Fitch Blvd., South Windsor, Connecticut", Prepared by Design Professionals, South Windsor, CT; Project No. 4260, Dated 10/21/19. C-UT1, Sheet 6 of 17 "Site Utility Plan" and C-UT1, Sheet 7 of 17 "Off-Site Utility Plan", Revisions: 12/13/19, 12/23/19, 1/9/20, 1/20/20, 3/3/20, 4/9/2011/8/19. This approval is subject to the following conditions:

1. Copy of a monitoring easement to the private pump station allowing the Town access to the private property for sewer monitoring purposes, the easement must be reviewed and approved by the Town;
2. The installation of an automatic or manual transfer switch for an external connection of a generator;
3. Provide pump station cut sheets;
4. Payment of the following charges will be **due at the time of connection, the rates for which will be in effect until June 30, 2021:**
  - a. Connection Charge in the amount of \$53,827.80 for 13.4 buildable acres;
  - b. Capacity Charge in the amount in an amount to be determined by the size and quantity of domestic water meters;
  - c. Benefit Assessment in the amount of \$8,400.00.
5. Submit copy of the Standard Industrial Classification (SIC) code to the Pollution Control Department for review.
6. Technical approval of the Town of South Windsor Engineering Department; and
7. Final Authority approval and acceptance of the sanitary sewerage connection is conditioned upon the installed sewer line having been inspected by the Town staff, and upon the written verification of the Town staff that said sanitary sewer line was installed in substantial conformance with the design plans approved by the Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

**This approval letter must be superimposed into the final approval plans.**

Very truly yours,



Anthony Manfre, Superintendent of Pollution Control

cc: Jeff Doolittle, Deputy Director of Public Works/Town Engineer  
Michele Lipe, Director of Planning  
Chris Dougan, Chief Building Inspector



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

**MINUTES**

**-1-**

**NOVEMBER 12, 2019**

**MEMBERS PRESENT:** Bart Pacekonis, Kevin Foley, Frank Bonzani, Stephanie Dexter, Kevin Greer, Bill Flagg, Steve Wagner

**ALTERNATES PRESENT:** Paul Bernstein

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING / COUNCIL CHAMBERS 7:00 PM**

**CALL TO ORDER:** Chairman Pacekonis called the Public Hearing to order at 7:00 p.m.

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Saturday, October 31, 2019, and Thursday, November 7, 2019.

- 1. Appl. 19-48P, Scannell Properties #405, LLC – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone**

Mr. Benjamin Wheeler with Design Professionals, Inc. presented the request with a power point presentation with Mr. Zachary Zweifler from Scannell Properties, and Langan traffic engineer Luke Mauro.

The 182,000 sf building is being proposed on speculation for one to four tenants. The site measuring 15.96 acres will have a single entrance off Ellington Road. Trucks will circulate around the east side to the truck court and loading docks on the north side of the building. Autos will circulate to the 130 car parking lot along the southern portion of the building. The building's main entrances will be on the south side.

Phase 2 is being proposed by special exception for 69,300 sf of outdoor storage if needed, or replaced in part or in whole by tractor trailer parking. Special exception criteria has been met and is consistent with the outdoor storage approved for 360 Ellington Road. Screening for outdoor storage was described in detail.

A favorable review was given by the ADRC on November 7<sup>th</sup> with a request to tighten up the spacing of evergreen trees at the truck court and outdoor storage area. No perimeter security fencing is proposed, but an 8' high fence along the railroad tracks has been requested by the Office of State Traffic Authority (OSTA).

The site will be connected to public sewer, water, and utilities. Drainage patterns, infiltration basins, and plans for stormwater and soil erosion management were described. A fire suppression tank is required and will be located at the northeast corner of building and obscured from view.

Landscaping is proposed along the building entrances, in the parking lot, and around the wet pond and infiltration basin. A mix of trees will be planted along the west side of the building to break up the views from John Fitch Boulevard.

The majority of the site lighting will building mounted. Phase 1 will have two pole lights located at the Ellington Road entrance and one in the northwest corner of the truck court. There are three pole lights

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

**MINUTES**

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**NOVEMBER 12, 2019**

proposed as part of Phase 2 in the outdoor storage area. A waiver is requested to allow the pole lights in the truck court and outdoor storage to be 35 feet high. All lights will be energy efficient LED full cut off lights meeting regulations for lighting levels at property lines.

Mr. Luke Mauro from Langan Engineering prepared the traffic analysis showing no adverse impact on surrounding roadways and no road improvements required. Final approval from OSTA has not yet been received but preliminary results agree with Langan's analysis.

Town Engineering comments dated 11/8/19 will be addressed in final plans.

The building will be of pre-cast concrete in colors matching 360 Ellington Road and complimentary to the Coca Cola distribution center. Elevations were shown. A parapet wall on the southern side of the site will be 15 to 18 feet higher than the road elevation on I-291 and obscure views of the building roof and rooftop units. Views from I-291 of the outdoor storage, truck court, and loading docks will be blocked by the building. A comment from the ADRC will be addressed to break up a large dark grey area on the building with smaller treatments and designed for tenants.

Signage is proposed on the building's southeast and southwest corners, dependent on tenant make up, and a ground mounted sign with landscaping at Ellington Road.

Director of Planning Michele Lipe gave staff comments:

1. Request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include the potential for outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone
2. The floor plan shows the potential for open space at either end of the facility and warehouse space for a distribution facility. With unknown determined tenants, it is proposed to be developed in two phases, with the outdoor storage as a part of Phase 2 if a user has a need for it.
3. It appears that all zoning requirements have been met. Maximum impervious coverage allowed is 65% and 62% is proposed. Lot size is about 16 acres. Front yard setback for the building about 140 feet, 50 feet required.
4. The parking requirement for this building is 214 spaces. The applicant is providing 130 auto parking and 42 potential trailer spaces for Phase 2. The applicant is requesting the remaining 84 spaces as reserve spaces. They have demonstrated how the reserve spaces should be accommodated in the area shown as Phase 2.
5. The loading docks for this building are located on the northerly side of the building.
6. The Office of State Traffic Administration approval is required; and OSTA has full jurisdiction over traffic signals and road improvements on State roads. We would require any final plans submitted reflect any requirements of the State's approval.
7. The applicant has provided a colored elevation of the building and the pictures of the wall treatments that have been considered for the screening. Landscaping treatments have been included along the site's frontage which includes Ellington Road, I-291, and Route 5.
8. The proposed outdoor storage is permitted by special exception. The PZC recently amended the zoning regulations to allow this storage, in addition to the review criteria of Section 8.7, and with the following criteria:



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

**MINUTES**

**-3-**

**NOVEMBER 12, 2019**

- Allowed as an accessory use to a product distribution center up to a maximum of 10% of the total site;
  - Outdoor storage must be screened from public street by effective architectural and/or landscape architectural elements, which may include extensions of walls, plant materials, berms, fences, or combination.
9. The Architecture and Design has reviewed the plans and was pleased with the architecture of the building, however they did suggest a minor adjustment to the center of southern elevation to break up the solid look.
- Two comments I would make – at this time there is not any fencing shown or area to accommodate a generator. In the event those items are being added, I would recommend that similar decorative fencing be used as on previous sites and the generator location be carefully chosen for aesthetics.
10. The applicant intends to have a monument sign at the Ellington Road entrance and would be allowed building signage.
11. There are no sidewalk or pathways shown on the plans. The current sidewalk plan does not call for any sidewalk along this stretch of Ellington Road. The front of the property is being graded to accommodate the biker/walker in the event a future pathway or sidewalk are ever installed.
12. All proposed lighting has full cutoff fixtures with pole height of 25' poles as well as wall paks on the buildings. Similar to other distribution facility sites, the adjacent building, the applicant has requested a waiver to be allowed to have four poles and six building mounted poles in the truck area, to be 35 foot high. The Commission can grant this waiver after finding that:
- traffic or other hazards will not be created; general property values will be conserved;
  - no adverse effects on existing uses in the area; general welfare of the community will be served;
  - no adverse environmental impacts will be created; and
  - topography of the land makes the property suitable for higher poles.
- I would note other site lighting along the street frontage is 26 feet in line with our typical lighting.
13. The site is served by public water and sewer. Water Pollution Control Authority approval is required.
14. The Fire Marshal's office has reviewed the plans and has no concerns with the proposal as presented.
15. There are no regulated wetlands on this property. The IWA/CC will be reviewing the erosion and sedimentation plan at its next meeting, November 20th. We would anticipate bonds being required for: placement and maintenance of erosion and sediment controls, and installation of storm water systems.
16. If this application is approved, the Planning Departments requests a new deed be filed combining the properties.

Town Engineer Jeff Doolittle gave staff comments:

1. Will there be a fence around the site and gate at the entrance as there was for other distribution centers recently approved on Ellington Road?
2. The heavy duty truck drive from Ellington Road to the north side has two fairly sharp curves with little to no straight tangent section between them. This reverse curve does not meet Town street standards

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

**MINUTES**

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**NOVEMBER 12, 2019**

and will be tight for two passing trucks. A longer tangent section could be placed between the 2 curves and the radii adjusted. Check that 2 trucks can pass on these curves.

3. The grading and drainage on the west side of the building needs to be clarified. It appears there are two CB on the west side of the driveway to pick up the drainage but the proposed contours are not clear.
4. Where will the roof leaders discharge?
5. Show more spot elevations for the concrete truck dock apron on the north side of the building.
6. The grading of the pavement and trailer spaces and outdoor storage on the north side of the building needs to be reviewed and revised to be clearer. This area will be very flat and I am not sure it can be built as shown.
7. The plans need to show the 22 foot wide emergency overflow spillway (stabilized with rip rap) from pond IB to the north as described in the drainage report.
8. A discharge outlet from the wet detention basin by Ellington Road is shown on CT DOT property along I-291. DOT approval and probably a drainage easement will be needed for this drainage discharge to be built. Where does storm drainage flow to the south from this area in Ellington Road?
9. I have some questions about the Drainage Study to discuss with the Engineer.
10. Check for conflicts between the water lines and storm drainage that cross in the entrance driveway.
11. What are the sanitary sewer flows expected from this building? Will there be any floor drains and is a oil/water separator needed?
12. The Town and our Sanitary Sewer Engineer think a 4" force main from this site toward the northeast along Ellington Road will be sufficient.
13. At this time it is not known who will install the force main in Ellington Road from this site to the northeast. The notes for the sanitary force main extension needs to be revised to delete the part that this will be "By the Town of South Windsor".
14. A generator is needed to provide emergency power for the sanitary pump station.
15. The proposed force main along Ellington Road heading northeast is planned to be off the road in the shoulder on the southeast side of the road. Revise the plans to agree with the preliminary force main plans.
16. WPCA review and approval of this plan are needed.

The Chairman asked for comments from the public in support of the application.

No one from the public spoke in favor of the application.

The Chairman asked for comments from the public with concerns or in opposition to the application.

Mr. Jared Lewis, property owner of 681 Chapel Road, spoke with concerns about traffic along Chapel Road with the approvals of new buildings and projects in the area, and asked if truck traffic can be directed toward the industrial section. As a beekeeper, Mr. Lewis requested consideration be given to the type of plants to be planted since prime land is being removed for honeybees.

The Chairman asked for comments from commissioners.

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

**MINUTES**

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**NOVEMBER 12, 2019**

Alternate Commissioner Bernstein asked about traffic issues with the potential of four tenants and recently approved 360 Ellington Road and Coca Cola distribution centers. Mr. Luke Mauro estimated this facility could generate about 50 total trips in peak hours in the afternoon with most truck traffic going south onto I-291, and approximately 5 cars traveling on Chapel Road. Trip generation for this specific use is 300 total trips per day with approximately 25 to 30 trucks a day. Mr. Wheeler clarified the numbers are based on building size rather than the number of tenants.

Commissioner Wagner asked about the outdoor storage and screening for Phase 2. Mr. Wheeler referenced the outdoor storage height restrictions for 360 Ellington Road and described this site as set back further with existing trees at the east end and buildings to help with screening. All of the proposed screening plants will be installed in Phase 1. Director Lipe recommended crafting an approval condition that screening is reviewed when outdoor storage is proposed. Commissioner Wagner discussed the concern of the beekeeper and asked about plans to support rooftop solar arrays with Mr. Wheeler.

Vice Chairman Foley discussed the impact of traffic and asked if signage can be used to direct trucks. Director Lipe stated the local traffic authority would make any decisions about signage and traffic control. The Vice Chairman discussed OSTA requested fencing along the rail line with Mr. Wheeler.

Commissioner Bonzani discussed with Mr. Wheeler issues about the detention pond in front of Coca Cola and how basins will be handled on this site. Truck traffic was discussed with Director Lipe. There is no plan for a rail spur at this location.

Commissioner Flagg asked Mr. Wheeler about separate entrances into the building for multiple tenants.

Chairman Pacekonis brought up viewing the outdoor storage from Route 5 and asked about the planting height and spacing of trees. Mr. Wheeler described evergreen trees 6 to 8 feet tall at time of planting. The Chairman voiced a concern about viewing the 24' high storage from Route 5. Mr. Wheeler noted the infiltration basin between the outdoor storage area and Route 5, and that the outdoor storage does not come up to where the trees are so one will have to look up and over the trees in order to see the storage. At initial planting the storage may be seen but there will be tree growth of one to two feet a year, growing up to 40 to 50 feet tall, planted 15 feet apart at initial planting. The Chairman requested 10 foot spacing. The Chairman discussed views of the rooftop units from I-291 and noted that Mr. Wheeler stated the parapet wall is taller than the exit ramp when exiting I-291. Mr. Wheeler stated at the highest point, at the overpass over Route 5, the parapet wall elevation is 15 feet higher than the grade of the road on the highway. The roof elevation is not right at that top but is recessed four to five feet on a single slope roof, sloping from south to north. The units further away from the south elevation will be even lower compared with the top of the parapet wall. The Chairman requested a pollinator garden measuring at least 100 square feet to be planted on the site, and the applicant agreed.

Vice Chairman Foley requested beefed up landscaping with irrigation on Ellington Road. Mr. Wheeler stated irrigation will be installed if it is a condition of approval.

The Chairman closed the public hearing at 8:05 p.m.

**REGULAR MEETING / MADDEN ROOM**

**CALL TO ORDER:** Chairman Pacekonis called the regular meeting to order at 8:10 p.m.

**PUBLIC PARTICIPATION:**

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

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

**MINUTES**

**-6-**

**NOVEMBER 12, 2019**

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**1. Annual Organization Meeting**

a. Election of Officers

Commissioner Bonzani nominated Bart Pacekonis for Chairman. Seconded by Commissioner Wagner. Nominations were closed.

Having no opposition, the secretary casts one ballot for Bart Pacekonis for Chairman, and the vote was unanimous.

Commissioner Dexter nominated Kevin Foley for Vice Chairman. Seconded by Commissioner Flagg. Nominations were closed.

Having no opposition, the secretary casts one ballot for Kevin Foley for Vice Chairman, and the vote was unanimous.

Commissioner Flagg nominated Frank Bonzani for Secretary. Seconded by Commissioner Wagner. Nominations were closed.

Having no opposition, the secretary casts one ballot for Frank Bonzani for Secretary, and the vote was unanimous.

b. Review of Bylaws accepted by consensus

c. Review of 2020 Meeting Dates accepted by consensus

**2. Request from Mannarino Builder Inc. - for a waiver to Section C 3.c(1) of the Subdivision Regulations for the extension of the Maskel Road a cul-de-sac (as a temporary cul de sac) to the northern property boundary on property located at 388 Abbe Road and 248 Maskel Road, RR and A-30 zone (narrative enclosed)**

Mr. Dana Steele with JR Russo and Associates on behalf of Mannarino Builders Inc. presented the cul-de-sac waiver request describing the Abbe Road and Maskel Road location and existing cul-de-sac. Clarification was requested for which open space subdivision option was preferred by the Commission. Mr. Steele noted Option A is preferred by the developer and neighbors but requires a waiver to extend the existing cul-de-sac. Pros and cons of both options were described.

Director of Planning gave staff comments noting a subdivision waiver requires a super majority vote by the Commission. From a Planning standpoint, there is a preference to see the road come out to Abbe Road at the 50 foot right of way. The POCD suggests enhancing road connectivity and minimize the use of cul-de-sacs. A road connection will allow access to the additional open space from Abbe Road. Two staff comments were read into the record from Environmental Planner Jeff Folger and School Board Transportation Coordinator Marleen Pouliot. Director Lipe stated both the Fire Marshal and Chief of Police were consulted and voiced preferences for the road connection for access.

Town Engineer Jeff Doolittle gave staff comments stating Public Works does not support the waiver request and prefers Maskel Road connecting to Abbe Road where there is already a viable connection. The standard for the length of cul-de-sacs is 600 feet and regulations allow extensions up to 1,500 feet when a cul-de-sac is temporary. There are 175 cul-de-sacs in South Windsor with 100 measuring 600 feet or less. This would be one of the longest cul-de-sac extensions. The regulations are in place for safety in time of accidents and service of residents for snow plowing and trash removal.

Commissioners asked questions and after discussion, concluded not to grant the waiver request to extend the Maskel Road cul-de-sac beyond 1,500 feet.

Commissioner Wagner made a motion to deny the waiver request.

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

**MINUTES**

**-7-**

**NOVEMBER 12, 2019**

Commissioner Dexter seconded the motion.  
The motion carried and the vote was unanimous.

- 3. Appl. 19-48P, Scannell Properties #405, LLC – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development 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. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds for compliance with the erosion and sediment control measures and to ensure establishment of storm water system.
4. A landscape bond in the amount of \$20,000 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. Engineering comments dated 11/8/19 must be incorporated into the final plans.
13. A waiver to Section 6.3.3.F has been granted to allow exterior light poles within the perimeter of the site to be 35 feet in height.
14. A deed combining all the properties into one lot shall be submitted. The property address shall be 240 Ellington Road.
15. Revised architectural elevation shall be submitted addressing ADRC's comments of the middle section of the southern elevation.
16. Outdoor storage has been approved in Phase 2; however the applicant shall submit an outdoor storage screening plan to the Commission for final approval at that time.
17. Screening trees along the railroad ROW shall be shown 10 feet on center and planted in staggered rows.
18. A landscape area, measuring a minimum of 100 square feet, shall be dedicated to plantings that support pollinators.



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

**MINUTES**

**-8-**

**NOVEMBER 12, 2019**

19. Additional landscaping and irrigation shall be added along the Ellington Road frontage to enhance the front detention pond.

Commissioner Flagg seconded the motion

The motion carried and the vote was unanimous.

**BONDS: Callings/Reductions/Settings**

**IWACC Bonds**

1. Appl. 17-28P, Schoolhouse Drive E&S Bond in the amount of \$20,000 to be reduced by \$20,000 to leave a balance of -0-.
2. Appl. 17-28P, Schoolhouse Drive Stormwater Bond in the amount of \$10,000 to be reduced by \$10,000 to leave a balance of -0-.

Commissioner Dexter made a motion to reduce the above mentioned bonds. Commissioner Wagner seconded the motion. The motion carried and the vote was unanimous.

3. Appl. 18-33P, Electro Methods E&S Bond in the amount of \$10,000 to be reduced by \$10,000 to leave a balance of -0-.
4. Appl. 19-29W, Electro Methods 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 release the above mentioned bonds. Commissioner Bonzani seconded the motion. The motion carried and the vote was unanimous.

**MINUTES:** 10/15/19 and 10/22/19 accepted by consensus

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 19-52P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store on 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
2. **Appl. 19-53P, Kuhns Family Properties LLC** – request for renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at L001 and L002 Schweir Road, I zone
3. **Appl. 19-54P, Buckland East, LLC** – request for The Gateway General Plan of Development for a mixed retail and office development with approximately 36,700 sf of retail space and 85,700 sf of office space, on property located at 200 Gateway Boulevard (formally 190 Buckland Road), 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone

**OTHER BUSINESS:**

Director Lipe reported the new 4-way stop at Evergreen Way and Tamarack Avenue in Evergreen Walk has been installed, is working, and bond can be released.

Appl. 19-52, Evergreen Walk General Plan Modification has been withdrawn.

Director Lipe noted commissioners who attended the advanced land use training suggested updates to the zoning regulations to remove waivers which have been identified in the regulations to be considered.

The area for seasonal maintenance equipment at Evergreen Walk will include a warming trailer this year.

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

**MINUTES**

**-9-**

**NOVEMBER 12, 2019**

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Appl. 19-54P has been received for The Gateway General Plan of Development.

Sign regulations are under review by the Zoning Enforcement Officer and the public hearing will continue when Commission suggested revisions are incorporated.

Commissioners discussed the potential of truck traffic effecting residents from the three new Ellington Road distribution centers, which the Director Lipe will discuss with Town Staff at the next monthly meeting.

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

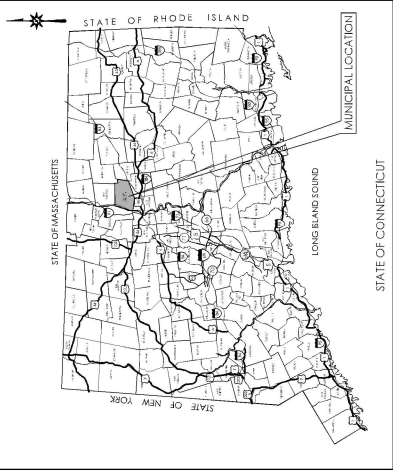
Motion to adjourn was made by Commissioner Flagg at 9:10 p.m.

Vice Chairman Foley seconded the motion.

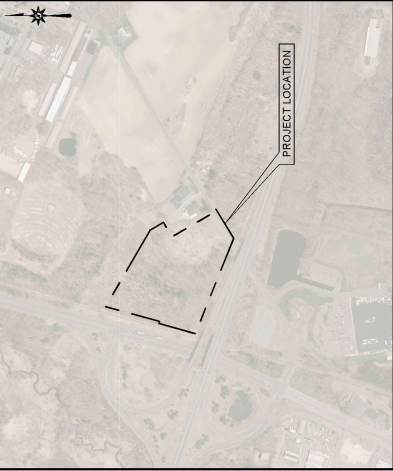
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,  
Recording Secretary



LOCATION MAP  
N.T.S.



VICINITY MAP  
SCALE 1"=500'

# LAND DEVELOPMENT PLANS FOR THE PROPOSED DEVELOPMENT TOWN OF SOUTH WINDSOR PLANNING AND ZONING COMMISSION

240 ELLINGTON ROAD SOUTH WINDSOR, CT

PREPARED FOR:

SCANNELL PROPERTIES LLC.  
8801 RIVER CROSSING BLVD  
INDIANAPOLIS, IN 46240

PREPARED BY:



100 CONSTITUTION PLAZA, 10TH FLOOR  
HARTFORD, CONNECTICUT 06103  
(860) 249-2200  
(860) 249-2400 Fax

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

OWNER:  
SCANNELL PROPERTIES LLC.  
8801 RIVER CROSSING BLVD  
INDIANAPOLIS, IN 46240  
(763) 331-4853

APPLICANT:  
SCANNELL PROPERTIES LLC.  
8801 RIVER CROSSING BLVD  
INDIANAPOLIS, IN 46240  
(763) 331-4853

DATES  
ISSUE DATE: NOVEMBER 20, 2020



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EX-1 EXISTING CONDITIONS PLAN
EX-2 EXISTING CONDITIONS PLAN
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DM-1 DEMOLITION PLAN
DM-2 DEMOLITION PLAN
OSP-1 OVERALL SITE PLAN
SP-1 SITE PLAN
SP-2 SITE PLAN
OSP-3 OVERALL SITE PLAN
SS-1 SIGNAGE AND STRIPING PLAN
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LEGEND

Property Line  
Easement Line  
Fence



Companies  
Architectural  
Engineering  
Land Surveying



PROPOSED WAREHOUSE  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT

REVISIONS  
DATE  
BY  
DESCRIPTION

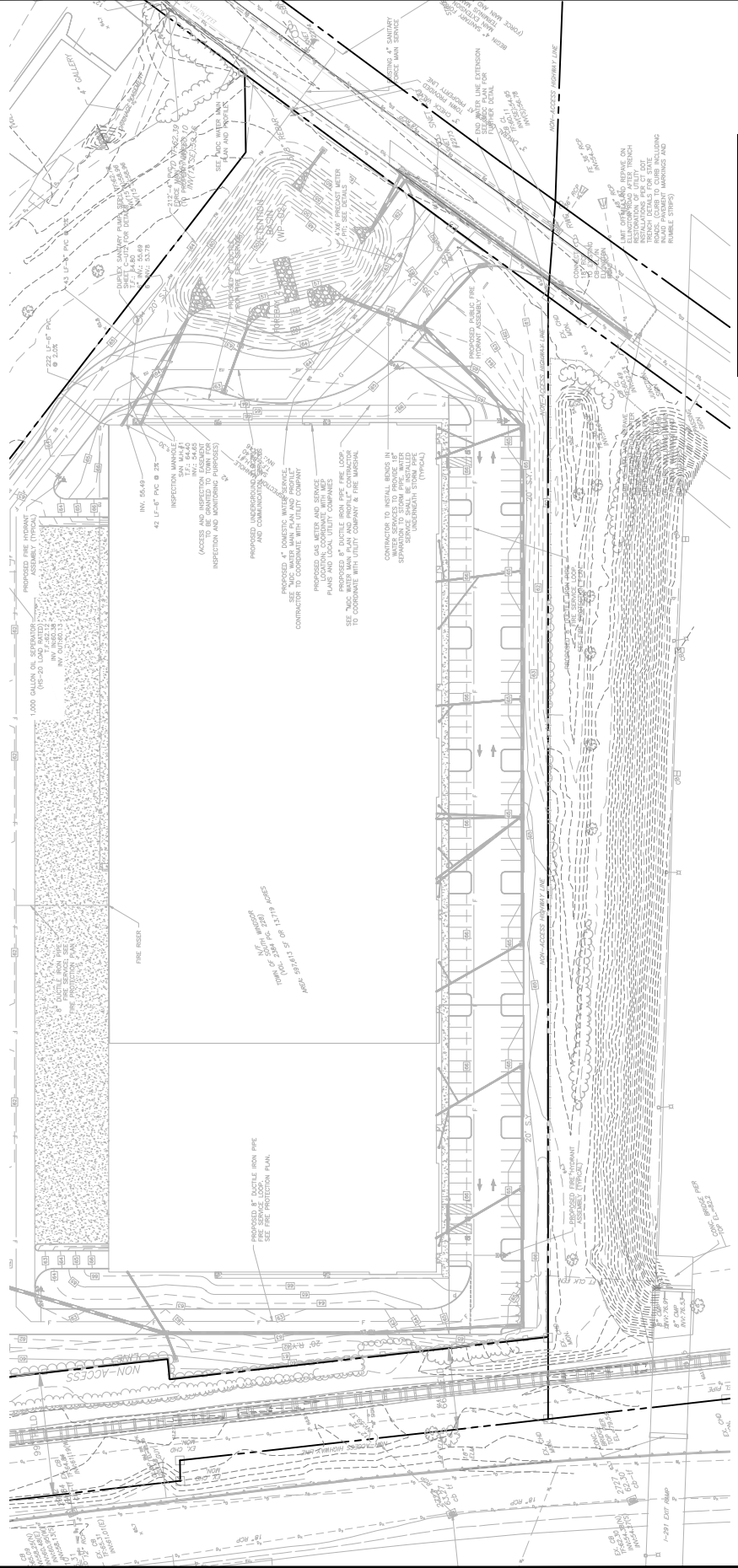
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Drawn  
Checked  
Project No.  
Date  
Scale  
Sheet No.

EXISTING  
CONDITIONS  
PLAN

EX-2

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE  
40 20 0  
SCALE IN FEET





PROPERTY LINE		LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE		REMOVE AND DISPOSE OF UNDERGROUND STRUCTURES, WALLS, OVERHEAD WIRES, ETC. REMOVE EXISTING CONCRETE PAVEMENT, PAVING MATERIAL STRUCTURE, INFRASTRUCTURE, FUTURES, TRAIL, AND/OR TREE STUMP ETC.		REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)		REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS		REMOVE AND DISPOSE OF EXISTING BRICKWORK CONCRETE PAVENTMENT STRUCTURE		LIMIT OF ROOT VEGETATION CLEARING



**FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION**

DM-1

DEMOLITION  
PLAN

Designed by	11/20/2001
Drawn by	
Reviewed by	
Scale	
Project No.	
Date	
Scale	

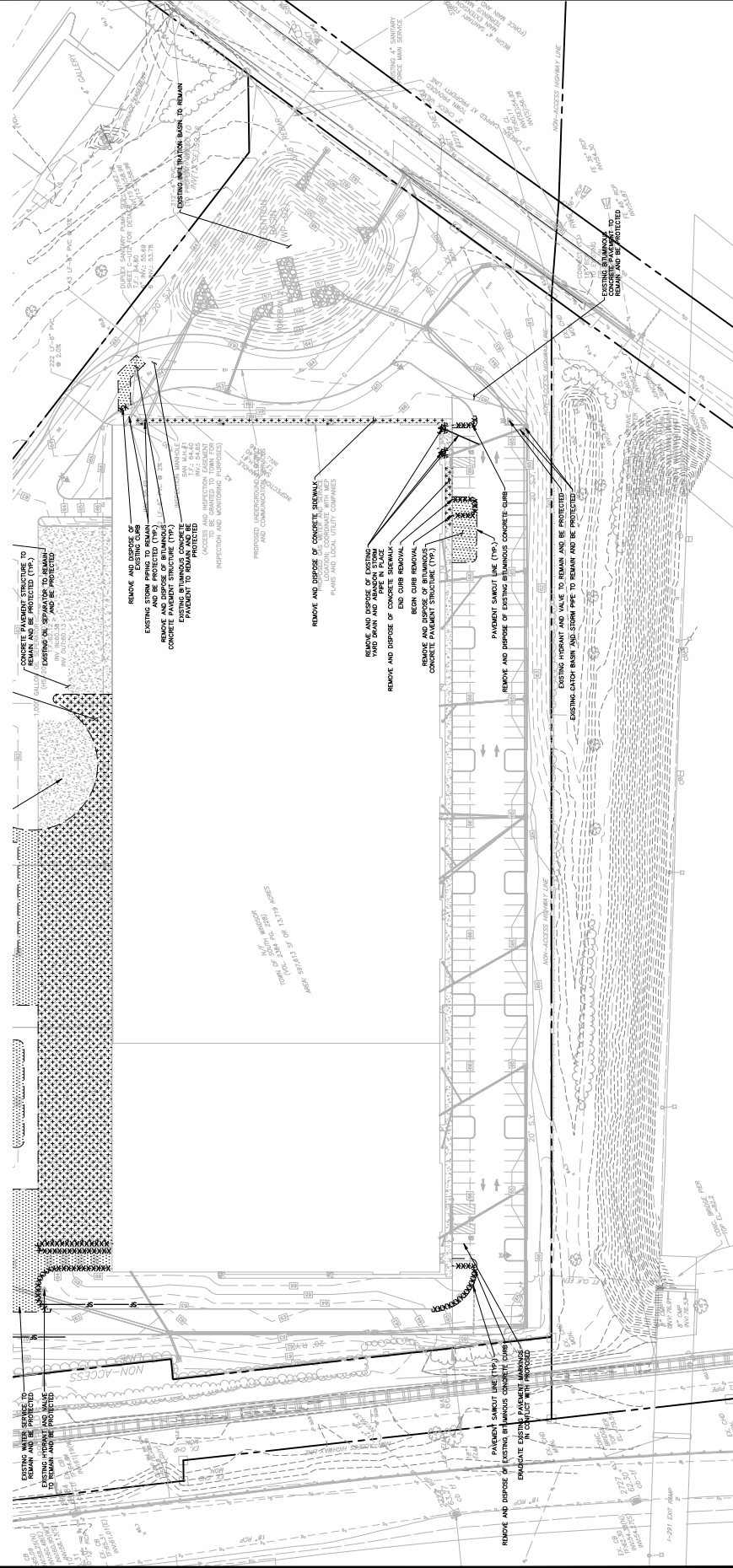
**PROPOSED WAREHOUSE**  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



BR Companies  
Architecture  
Engineering  
Environmental  
Land Surveying

DEMOLITION LEGEND:

- PROPERTY LINE  
LIMIT OF DISTURBANCE LINE AND  
CONSTRUCTION LIMIT LINE  
LIMIT LINE  
SLT FENCE  
XXXXXXXXXXXXXXXXX  
REMOVE AND DISPOSE OF UNDERGROUND  
STORMWATER OR UTILITY PIPE, CURB,  
SIDEWALK, DRIVE, DRIVEWAY, DRIVEPIT,  
BRIDGE, UTILITY STRUCTURE, APPEARANCE,  
FENCE, TREE, ANY OR TREE STUMP, ETC.  
REMOVE AND DISPOSE OF TREE, SHRUB,  
AND/OR STUMP (TYP.)  
X  
REMOVE AND DISPOSE OF EXISTING CONCRETE  
PAVEMENT AND/OR CONCRETE STRUCTURE  
REMOVE AND DISPOSE OF EXISTING  
BITUMINOUS CONCRETE PAVEMENT STRUCTURE  
LIMIT OF TREE AND VEGETATION CLEARING



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE  
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SCALE IN FEET

DM-2

DEMOLITION  
PLAN

Designed: A.J.S.  
Drawn: J.E.L.  
Checked: J.E.L.  
Project No.: 2001-164  
Date: 11/03/2010  
11/03/2010  
11/03/2010

PROPOSED WAREHOUSE  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT









FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

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SCALE IN FEET

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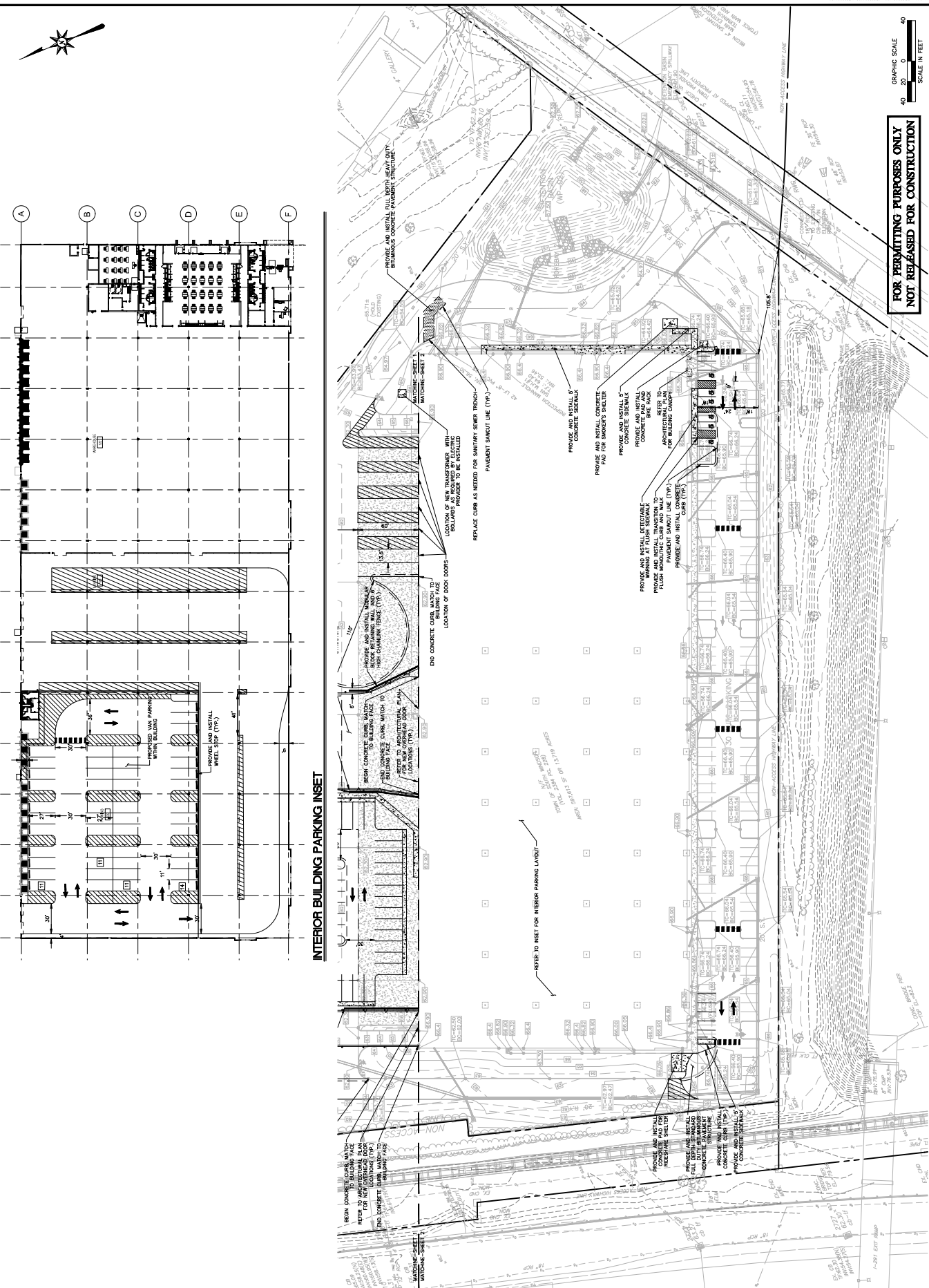
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SIGN LEGEND

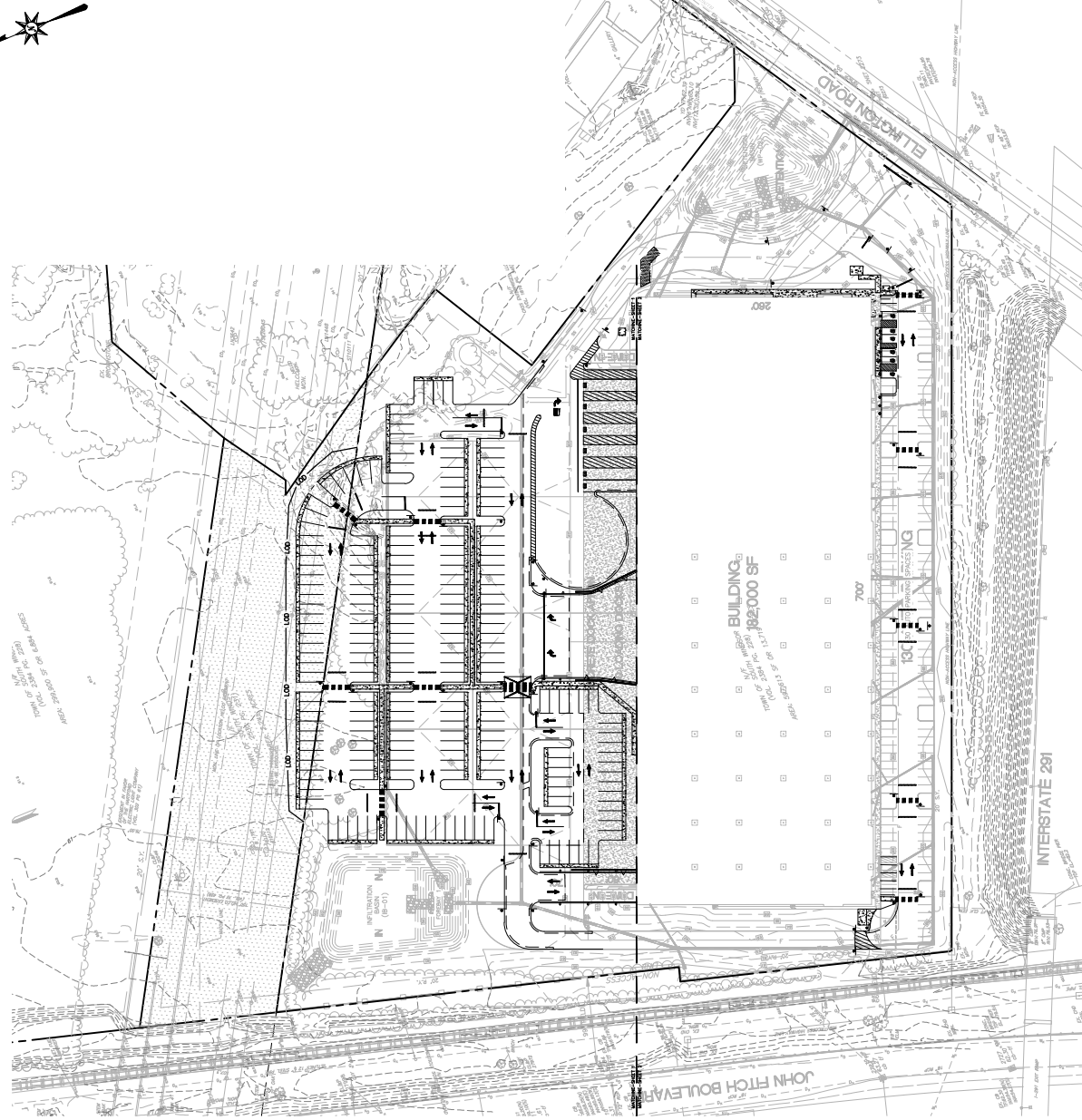
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(S-100)	NO TRUCKS SIGN	(S-100)

TENANT SIGN LEGEND

(A-1)	ADDRESS SIGN	(A-1)
(A-2)	TRUCK/VISITOR LOWER SIGN	(A-2)
(A-3)	YARD RULES SIGN	(A-3)
(A-4)	TRUCK-ENTRANCE SIGN	(A-4)
(A-5)	DRINKER'S LICENSE SIGN	(A-5)
(A-6)	RESERVING SERVICE ENTRANCE SIGN	(A-6)
(A-7)	SHERIFF'S SERVICE ENTRANCE SIGN	(A-7)
(A-8)	TRAILER PARKING SIGN	(A-8)
(A-9)	TRAILER JET FROM WALL SIGN	(A-9)
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(A-11)	NO EXIT SIGN	(A-11)
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(A-14)	EXIT SIGN - STRAIGHT	(A-14)
(A-15)	WARNING SIGN	(A-15)
(A-16)	WORKING SIGN	(A-16)
(A-17)	DOCK NUMBER SIGN (REFER TO ARCH. PLAN)	(A-17)
(A-18)	DROP-OFF AND PICK-UP SIGN	(A-18)
(A-19)	ASSOCIATE OF THE ASSOCIATION SIGN	(A-19)
(A-20)	VEHICLE PARKING SIGN	(A-20)
(A-21)	MOTOR AREA SIGN	(A-21)
(A-22)	INDUSTRIAL PARKING SIGN	(A-22)
(A-23)	INDUSTRIAL PARKING SIGN	(A-23)
(A-24)	CUSTOMER PARKING SIGN	(A-24)
(A-25)	NO LOADING	(A-25)
(A-26)	TURN LEFT DRIVE	(A-26)
(A-27)	TRAILER PARKING SIGN	(A-27)
(A-28)	TRAILER PARKING SIGN	(A-28)
(A-29)	TRAILER PARKING SIGN	(A-29)
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(A-100)	TRAILER PARKING SIGN	(A-100)

PAVEMENT GRAPHIC/SITE LEGEND

(P-1)	VEHICLE STOP LINE	(P-1)
(P-2)	STRAIGHT ARROW	(P-2)
(P-3)	LEFT TURN ARROW	(P-3)
(P-4)	RIGHT TURN ARROW	(P-4)
(P-5)	STRAIGHT-ON LEFT TURN ARROW	(P-5)
(P-6)	STRAIGHT-ON RIGHT TURN ARROW	(P-6)
(P-7)	LEFT TURN ARROW	(P-7)
(P-8)	RIGHT TURN ARROW	(P-8)
(P-9)	STRAIGHT-ON LEFT TURN ARROW	(P-9)
(P-10)	STRAIGHT-ON RIGHT TURN ARROW	(P-10)
(P-11)	1" STRIPING OUTLINE AND FILL AT 45 DEGREES	(P-11)
(P-12)	12" STRIPING OUTLINE AND FILL AT 90° O.C. (WHITE)	(P-12)
(P-13)	12" STRIPING OUTLINE AND FILL AT 90° O.C. (WHITE)	(P-13)
(P-14)	TRAILER SPACE NUMBERING	(P-14)
(P-15)	SPEED BUMP	(P-15)
(P-16)	SPEED BUMP (TYPICAL CONCRETE)	(P-16)
(P-17)	CONNECTICUT ACCESSIBLE CAR PARKING	(P-17)
(P-18)	CONNECTICUT ACCESSIBLE VAN PARKING	(P-18)
(P-19)	PEDESTRIAN TABLE	(P-19)
(P-20)	EMPTY-TRAILER-SUP	(P-20)
(P-21)	EMPTY-TRAILER-SUP	(P-21)
(P-22)	EMPTY-TRAILER-SUP	(P-22)
(P-23)	EMPTY-TRAILER-SUP	(P-23)
(P-24)	EMPTY-TRAILER-SUP	(P-24)
(P-25)	EMPTY-TRAILER-SUP	(P-25)
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(P-98)	EMPTY-TRAILER-SUP	(P-98)
(P-99)	EMPTY-TRAILER-SUP	(P-99)
(P-100)	EMPTY-TRAILER-SUP	(P-100)

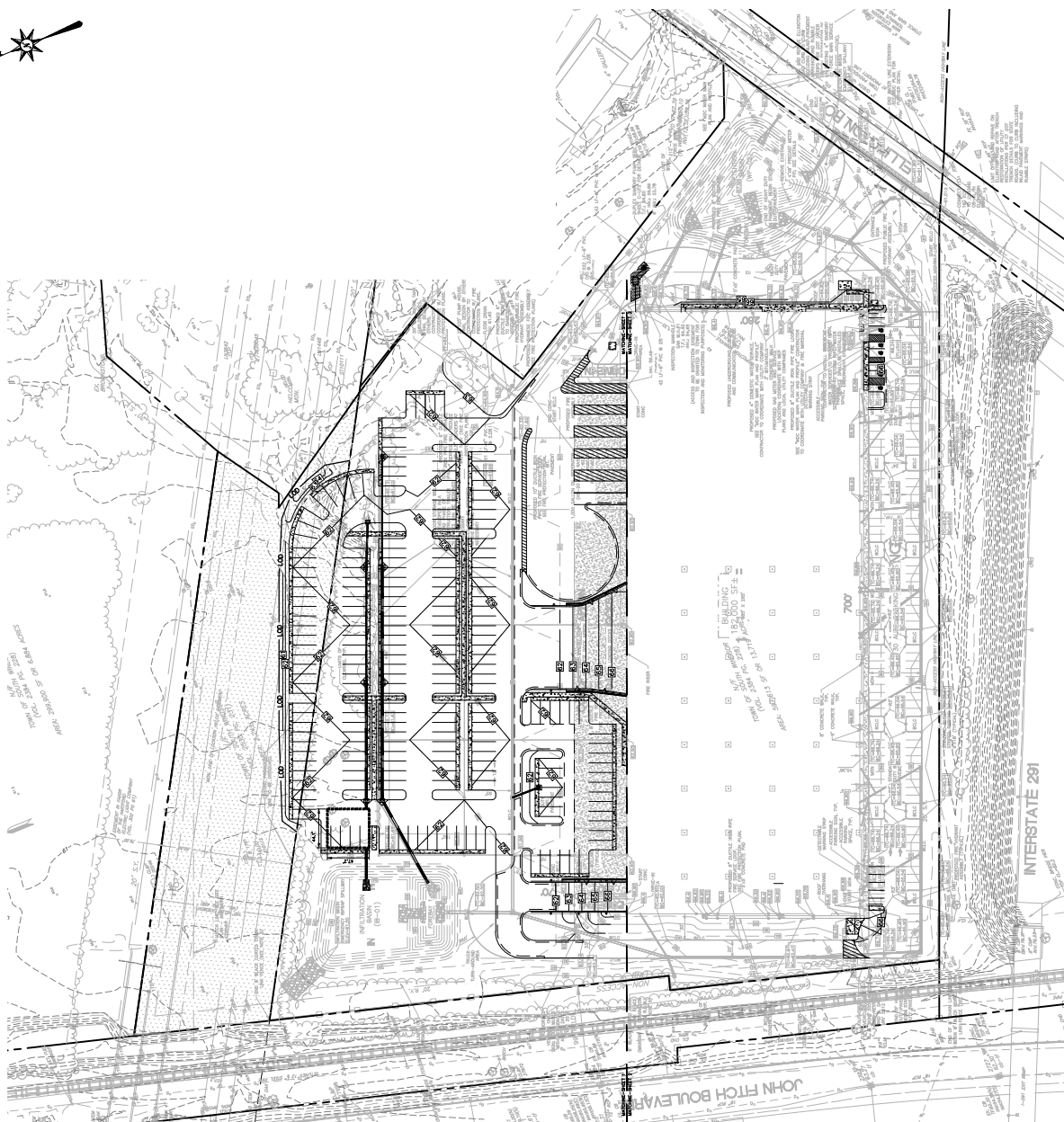




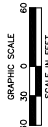


PROPERTY LINE  
OF DISTURBANCE LINE  
CONTRACT LIMIT LINE  
STORM LINE

- [illegible]



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NOT RELEASED FOR CONSTRUCTION**



## OGD-1

### GRADING AND DRAINAGE PLAN

Designed by	A.J.S.
Drawn by	S.E.L.
Reviewed by	1 <sup>st</sup> AD
Scale	2001/66
Project No.	11/20/2020
Date	
CAD file	
GIS/2001/6601	

**PROPOSED WAREHOUSE**  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



335 Research Parkway  
Menden, CT 06450  
(203) 630-1426  
(203) 630-2615 Fax



Architecture  
Engineering  
Environmental  
Land Surveying

11/22/2023 10:41:11 AM | 10/22/2023 10:41:11 AM | 10/22/2023 10:41:11 AM

PROPERTY LINE	_____	_____	_____
LIMIT OF DISTURBANCE LINE	_____	_____	_____
AND CONTRACT LIMIT LINE	_____	_____	_____
STOWN LINE	_____	_____	_____
CATCH BASIN	_____	_____	_____
STOWN MANHOLE	_____	_____	_____
STREET LIGHT	_____	_____	_____
END WALL OF HEADWALL	_____	_____	_____
OUTLET CONTROL STRUCTURE	_____	_____	_____
HYDRODYNAMIC SEPARATOR	_____	_____	_____
PROPOSED STORM DRAIN	_____	_____	_____
PROPOSED STORM GRADE	_____	_____	_____
APPROXIMATE	_____	_____	_____
ABBREVIATIONS	_____	_____	_____
— TOP-BOTTOM OF CURB	_____	_____	_____
— TOP-BOTTOM OF SIDEWALK	_____	_____	_____
— TOP-BOTTOM OF WALL	_____	_____	_____
PROPOSED SURFACE SLOPE	_____	_____	_____
PROPOSED ELECTRICAL	_____	_____	_____
ELECTRIC AND	_____	_____	_____
TELECOMMUNICATIONS LINES	_____	_____	_____
GAS LINE	_____	_____	_____
SEWER LINE	_____	_____	_____
SANITARY LINE	_____	_____	_____
SANITARY SEWER FORCE MAIN	_____	_____	_____
OVERHEAD LINE	_____	_____	_____
TRANSFORMER	_____	_____	_____
HYDRANT	_____	_____	_____
UTILITY POLE	_____	_____	_____
SANITARY/STORM MANHOLE	_____	_____	_____
SANITARY/STORM CLEANOUT	_____	_____	_____
WATER VALVE	_____	_____	_____
GATE VALVE	_____	_____	_____
THURST BLOCK	_____	_____	_____
GREASE TRAP	_____	_____	_____



# GRADING AND DRAINAGE PLAN

can

Designed by	
Drawn by	
Reviewed by	
Code by	
Project No.	
Date	
CAD File	
02/09/2011	

**PROPOSED WAREHOUSE**  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



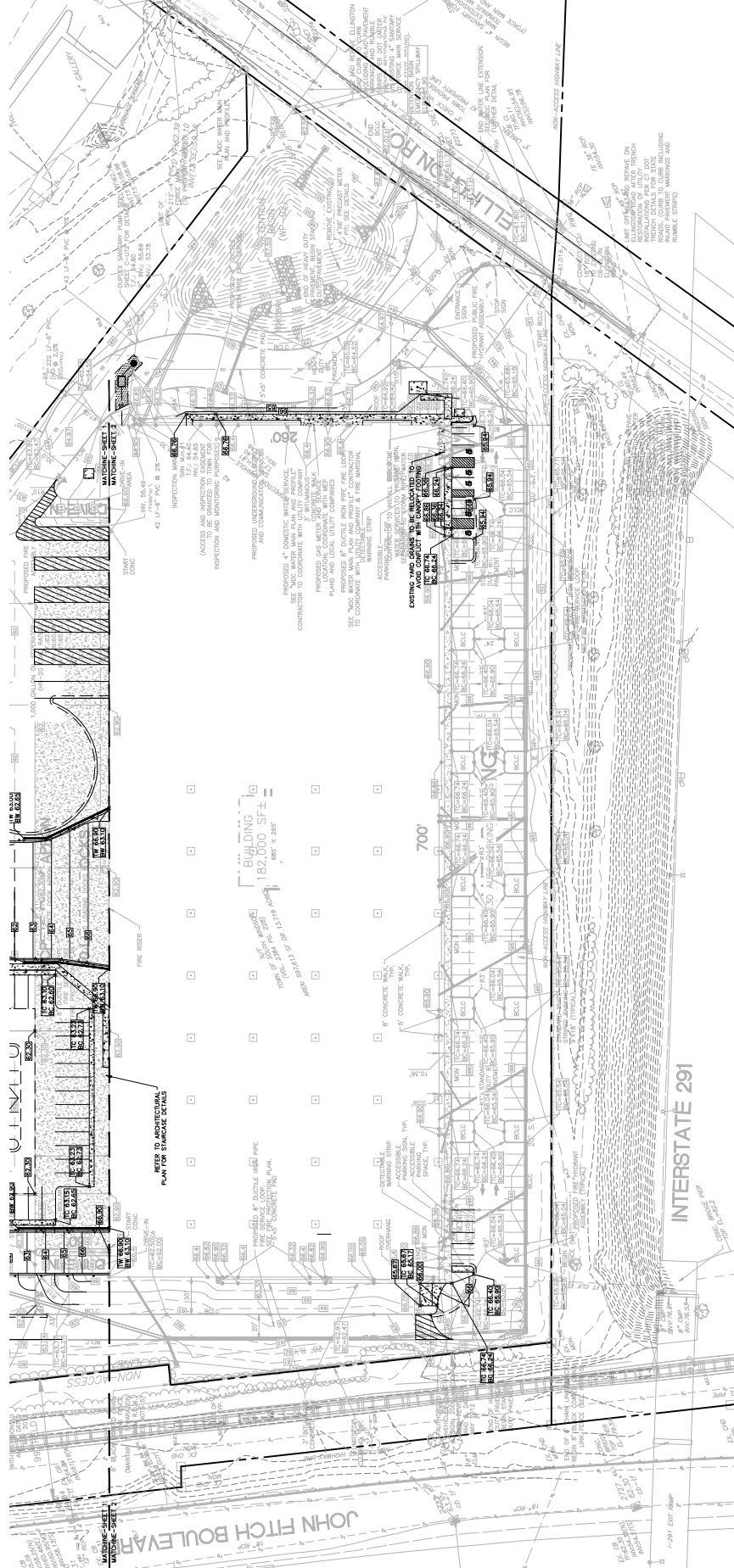
**BT**  
Companies

Architecture  
Engineering  
Environmental  
Land Surveying

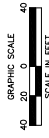
GRADING AND DRAINAGE LEGEND

PROPERTY LINE	---	CH
UNIT OF DISTURBANCE LINE	---	CH
AND CONTRACT UNIT LINE	---	CH
STORM LINE	---	CH
STORM BASIN	---	CH
STORM MANHOLE	---	CH
END WALL OR HEADWALL	---	CH
OUTLET CONTROL STRUCTURE	---	CH
HYDRODYNAMIC SEPARATOR	---	CH
PROPOSED SPOT GRADE	---	CH
PROPOSED SURFACE SLOPE	---	CH
ABOVE-BOTTOM OF CURB	---	CH
BELOW-BOTTOM OF CURB	---	CH
BELOW-BOTTOM OF WALL	---	CH
BELOW-BOTTOM OF FLOOR	---	CH
ELECTRIC LINE	---	CH
ELECTRIC AND	---	CH
TELECOMMUNICATIONS LINES	---	CH
WATER LINE	---	CH
SANITARY SEWER LINE	---	CH
SANITARY SEWER FORCE MAIN	---	CH

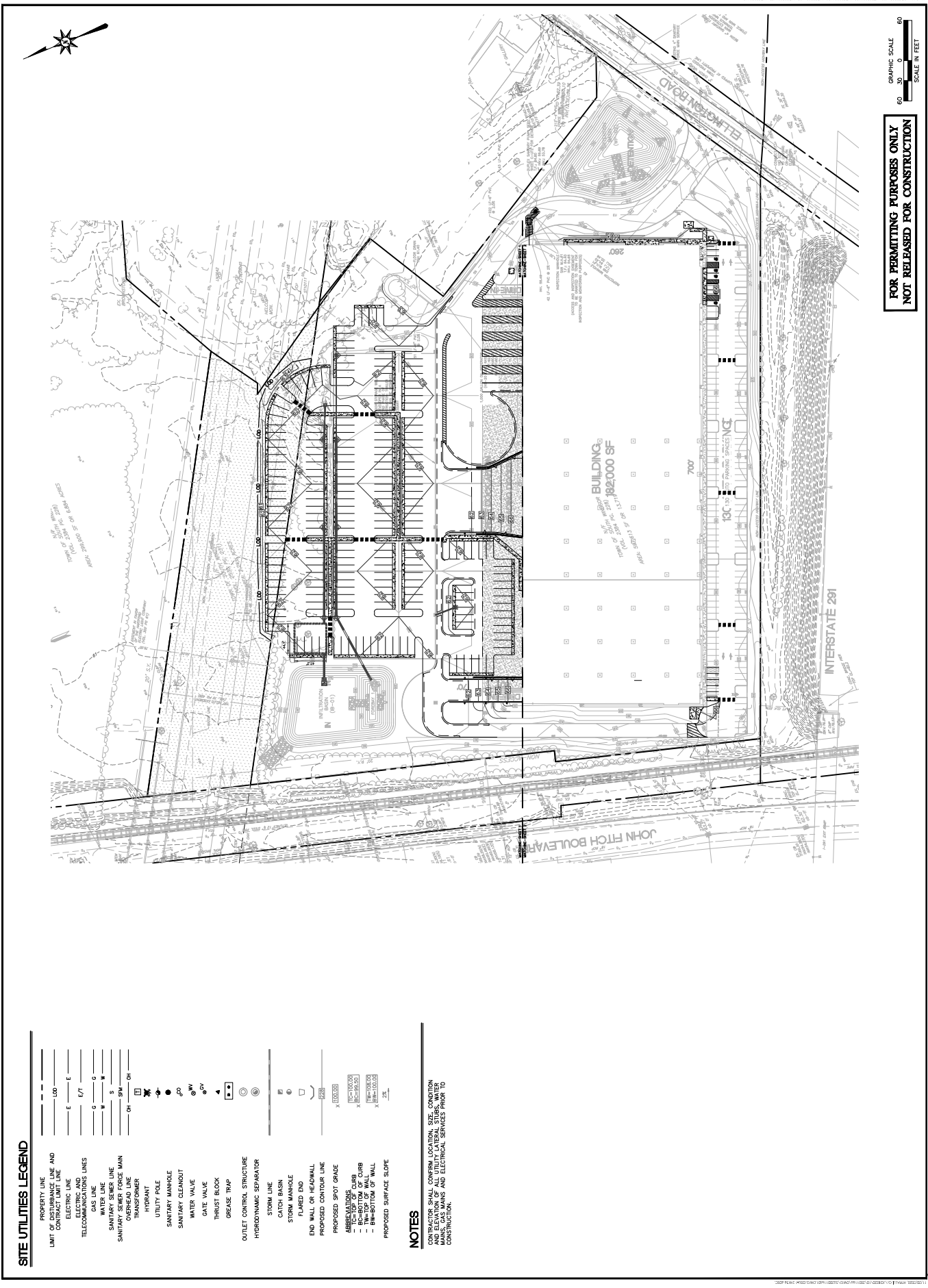
OVERHEAD LINE	---	CH
TRANSFORMER	---	CH
UTILITY POLE	---	CH
SANITARY/STORM MANHOLE	---	CH
SANITARY/STORM CLEANOUT	---	CH
WATER VALVE	---	CH
GATE VALVE	---	CH
THURST BLOCK	---	CH
GREASE TRAP	---	CH



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NOT RELEASED FOR CONSTRUCTION







SITE UTILITIES LEGEND

- PROPERTY LINE  
LIMIT OF DISTURBANCE LINE AND  
CONTRACTOR'S LIMIT LINE  
ELECTRIC LINE  
ELECTRIC AND  
TELECOMMUNICATIONS LINES  
GAS LINE  
WATER LINE  
SEWER LINE  
SANITARY SEWER FORCE MAIN  
OVERHEAD LINE  
TRANSFORMER  
UTILITY POLE  
SANITARY MANHOLE  
SANITARY CLEANOUT  
WATER VALVE  
GATE VALVE  
THRUST BLOCK  
GREASE TRAP  
OUTLET CONTROL STRUCTURE  
HYDRODYNAMIC SEPARATOR  
STORM LINE  
CATCH BASIN  
STORM MANHOLE  
FLARED END  
END WALL OR HEADWALL  
PROPOSED CONTOUR LINE  
PROPOSED SPOT GRADE  
ABBREVIATIONS  
- BS-BOTTOM OF CURB  
- BB-BOTTOM OF CURB  
- BW-BOTTOM OF WALL  
PROPOSED SURFACE SLOPE

NOTES

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION  
AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER  
CONSTRUCTION.

[illegible]

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.



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NOT RELEASED FOR CONSTRUCTION**

# SU-1

SITE

Designed	AJS
Drawn	S.E.C.
Reviewed	
Scale	1"=40'
Project No.	2001166
Date	11/29/2020
CAD File	

**PROPOSED WAREHOUSE**  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



355 Research Parkway  
Middletown, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax



Architecture  
Engineering  
Environmental  
Land Surveying

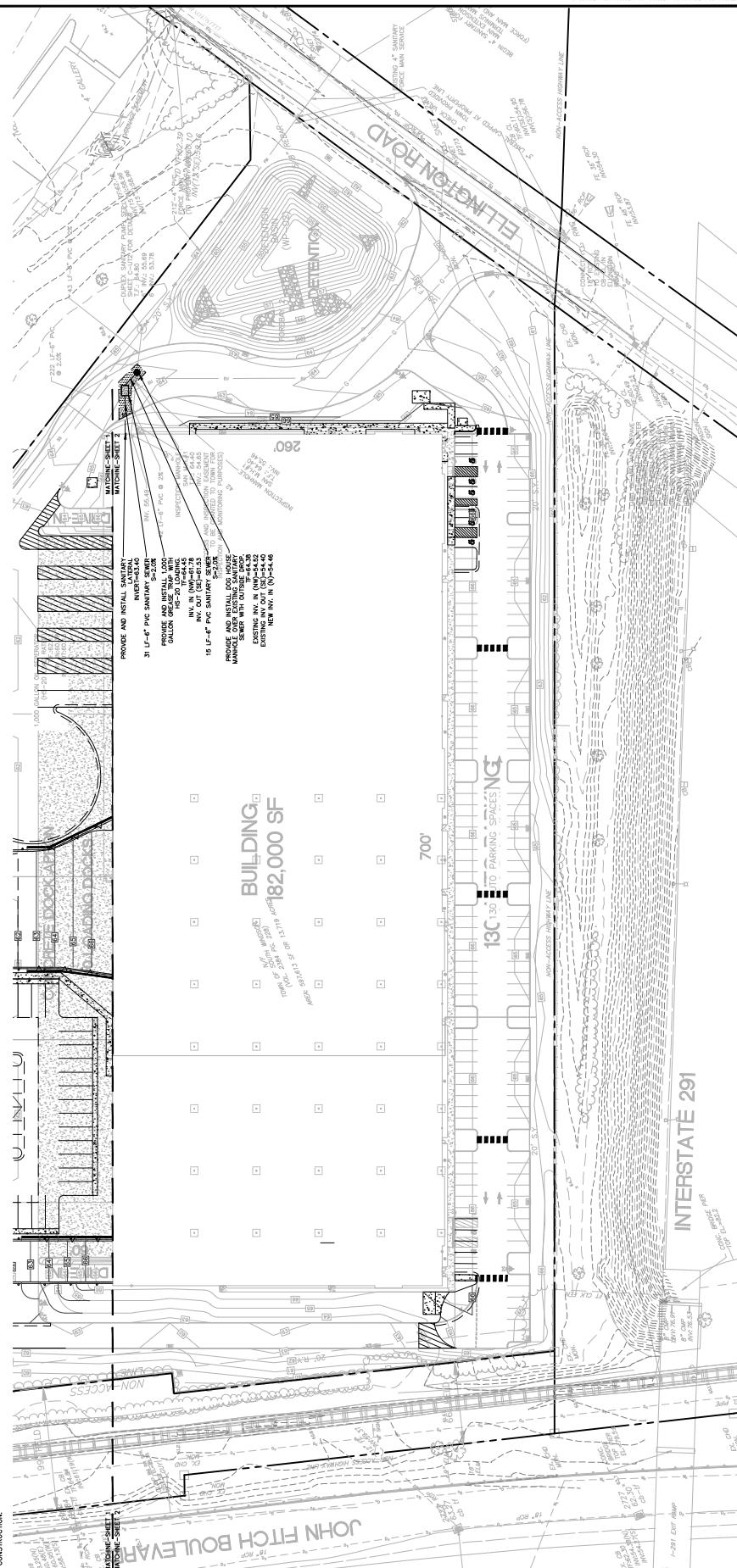
1320-903-2, 145-0-WO-0294, 02075\3-WO-99, 002\B\00080\VO | 17646 | 0002/02/11

SITE UTILITIES LEGEND

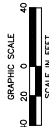
- PROPERTY LINE  
LIMIT OF DISTURBANCE LINE AND  
CONTRACT LIMIT LINE  
ELECTRIC LINE  
TELECOMMUNICATIONS LINES  
GAS LINE  
WATER LINE  
SANITARY SEWER LINE  
SANITARY SEWER FORCE MAIN  
OVERHEAD LINE  
TRANSFORMER  
HYDRANT  
UTILITY POLE  
SANITARY MANHOLE  
SANITARY CLEANOUT  
WATER VALVE  
GATE VALVE  
THRUST BLOCK  
GREASE TRAP
- OUTLET CONTROL STRUCTURE  
HYDRODYNAMIC SEPARATOR  
STORM LINE  
CATCH BASIN  
STORM MANHOLE  
FLARED END  
END WALL OR HEADWALL  
PROPOSED CONTOUR LINE  
PROPOSED SPOT GRADE  
LIMIT OF DISTURBANCE  
- 5'-0" BOTTOM OF CURB  
- 5'-0" BOTTOM OF WALL  
- 5'-0" BOTTOM OF WALL  
PROPOSED SURFACE SLOPE

NOTES

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



SU-2






SITE UTILITIES PLAN

Designed: J.A.S.  
Drawn: J.S.L.  
Checked: J.S.L.  
Project No.: 2001164  
Date: 11/10/2010  
Scale: 1\"/>

PROPOSED WAREHOUSE  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT

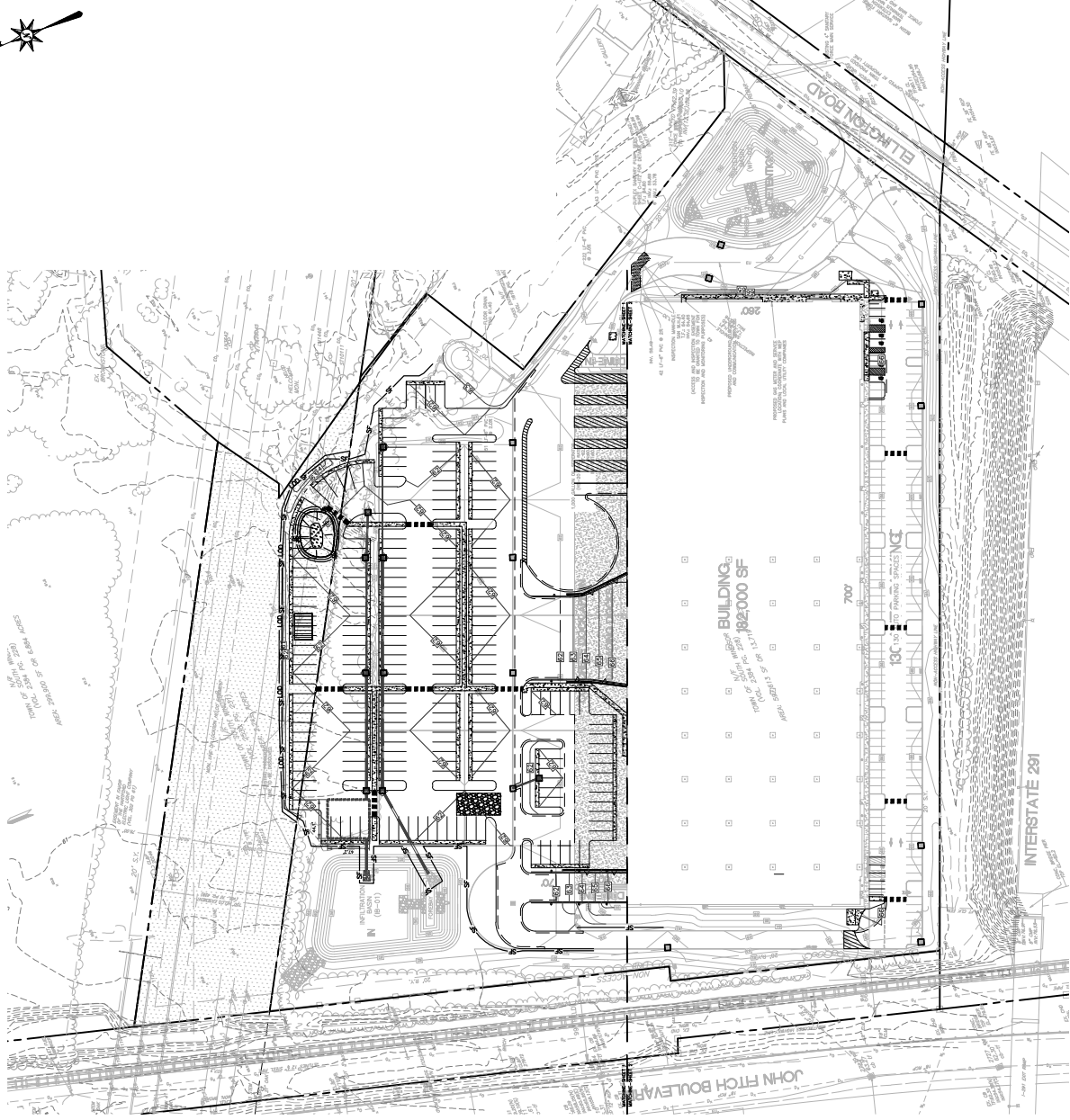


**EROSION CONTROL LEGEND:**

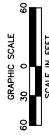
CONTROL MEASURE	ILLUSTRATION
WAY BALES AT CATCH BASINS	
SILT FENCE	
CONSTRUCTION ENTRANCE	
LINE OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	
STORMWATER POND WITH PERIMETER SILT FENCE	

**SOIL TYPE**

MdB	MIDLAND - FIRM AND LONGSLOPE
UD	URBAN DRAINAGE
Ur	URBAN LAND



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NOT RELEASED FOR CONSTRUCTION



**OEC-1**

OVERALL  
SEDIMENT AND  
EROSION  
CONTROL PLAN

DESIGNED BY: J.E.S.  
DRAWN BY: J.E.S.  
CHECKED BY: J.E.S.  
PROJECT NO.: 2001-164  
DATE: 11/02/2010  
11/02/2010

**PROPOSED WAREHOUSE**  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



**Companies**  
Architectural  
Engineering  
Land Surveying











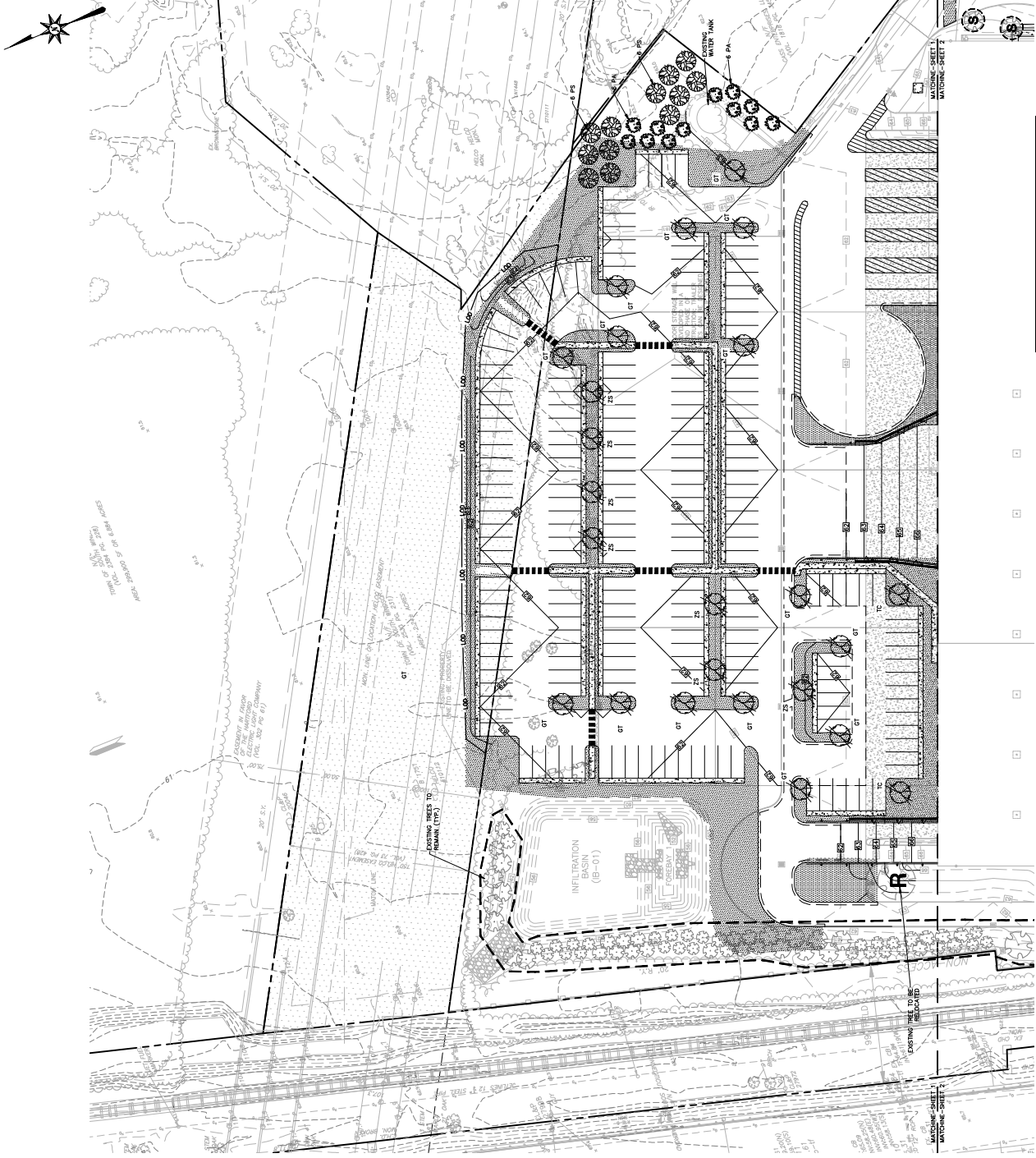
**SEE SHEET LL-3 & LL-4 FOR  
LANDSCAPE NOTES AND DETAILS**

LANDSCAPE PLANT SCHEDULE		
KEY	BOTANICAL NAME	COMMON NAME
GT	GLEDETZIA TRICANTIOS VAR. INERMIS "SHADOMASTER"	Shadomaster Honeysuckle
TC	TRIA CORDATA "VIREOSPHERE"	Overcup Oak
ZS	ZELKOVA SERATA "VIRIDI VASE"	Green Vase Zelkova
PA	PICEA AMES	Hemlock Spruce
PS	PRUNUS STRIBUS	Eastern White Pine

#### LANDSCAPE PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
	PROVIDE AND INSTALL DECIDUOUS CANOPY TREE
	PROVIDE AND INSTALL EVERGREEN TREE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE RELOCATED
	PROVIDE AND INSTALL LAWN SEED MIX

SEE SHEET LL-3 & LL-4 FOR  
LANDSCAPE NOTES AND DETAILS



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

LL-1

LANDSCAPE  
PLAN

11/20/2020

Designed: W.E.V.  
Drawn: W.E.V.  
Checked: J.M.B.  
Project No.: 2020-164  
Date: 11/20/2020  
Sheet: 11/20/2020

PROPOSED WAREHOUSE  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



B. J. Companies  
Architectural  
Engineering  
Land Surveying

# LANDSCAPE PLAN LEGEND

PROPERTY LINE  
LIMITS OF DISTURBANCE LINE AND CONTRACT LIMIT LINE

PROVIDE AND INSTALL DECIDUOUS CANOPY TREE

PROVIDE AND INSTALL EVERGREEN TREE

EXISTING TREE TO REMAIN

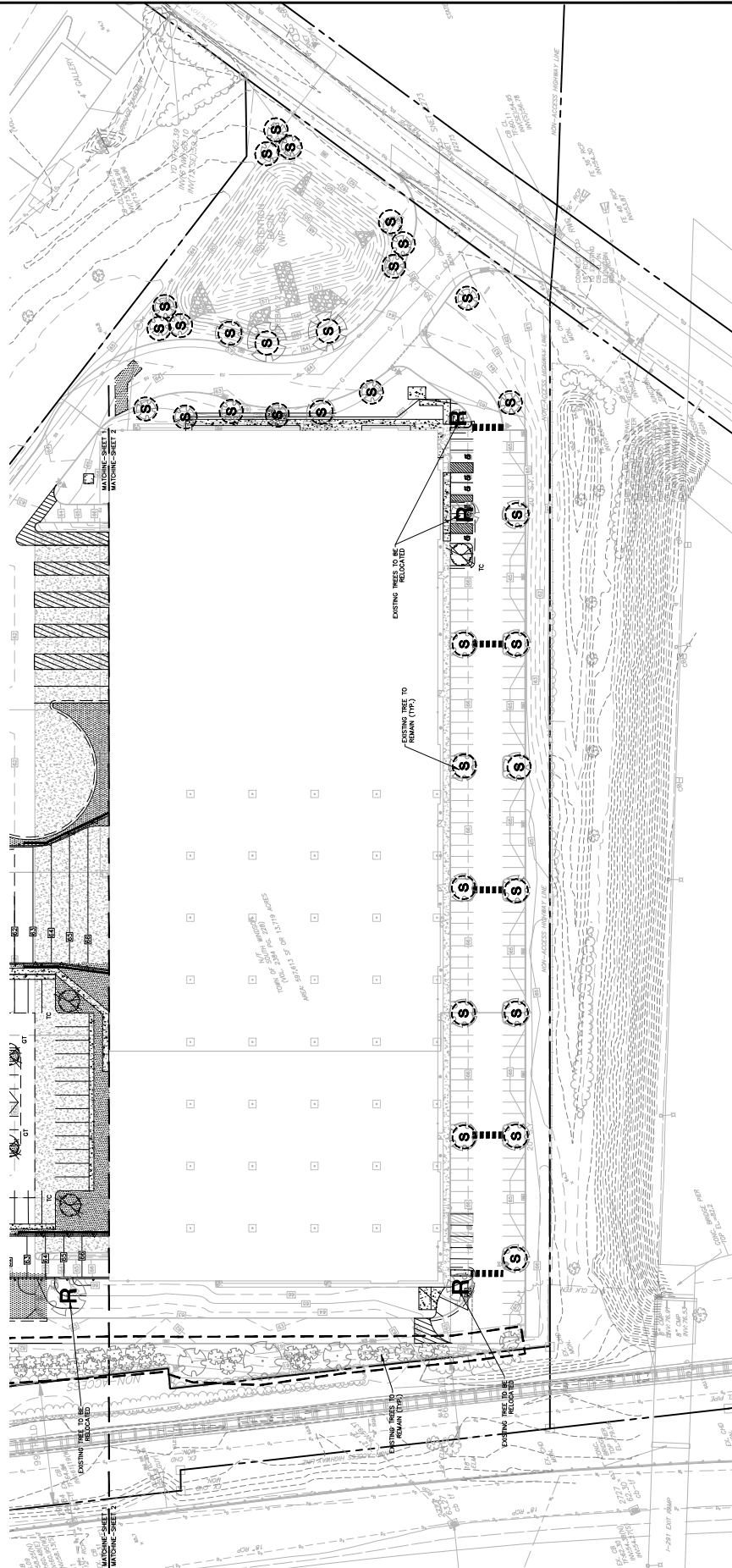
EXISTING TREE TO REMAIN AND BE PROTECTED

EXISTING TREE TO BE RELOCATED

PROVIDE AND INSTALL LAWN SEED MIX

## LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME
GT	QUERCUS TRIACANTHOS VAR. NERES 'SHADMASTER'	Shadmaster Hornbeam
TC	TELA COCCATA 'GREENPINE'	Emeraldspine Linden
ZS	ZELKOYA SERATA 'GREEN MACE'	Green Wave Zelkova
PA	PICEA ABIES	Norway Spruce
PS	PINUS STROBUS	Eastern White Pine



SEE SHEET LL-3 & LL-4 FOR  
LANDSCAPE NOTES AND DETAILS

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE  
SCALE IN FEET  
0 20 40

LL-2

LANDSCAPE  
PLAN

Designed: W.E.V.  
Drawn: W.E.V.  
Project No.: 2001-164  
Date: 11/20/2010  
11/20/2010  
11/20/2010

PROPOSED WAREHOUSE  
240 ELLINGTON ROAD  
SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



Companies  
Architectural  
Engineering  
Environmental  
Land Surveying

[illegible]

SECTION 3210  
N. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.  
1. MOVED POLYPROPYLENE STAKING MATERIAL SHALL BE DEERPROOF AND/OR GREEN (OR APPROVED EQUIVALENT).  
2. STAKES SHALL BE PLACED AT THE BASE OF THE TREE, OR AT THE BASE OF THE TRUNK, AND BE SECURED TO THE STAKE INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.  
3. BEFORE IN-HOLE, REMOVE BOTTOM OF CASE, ONCE IN HOLE, REMOVE REST OF CASE FROM ROOT BALL, REMOVE TOPK, AND BRUSH TOPK TO 1/3 OF ROOT BALL, LEAVING REMAINING 2/3 OF BRUSH. IF BULKUP IS SYNTHETIC (OR HAS BEEN TREATED WITH AN ANTIDECAY COMPOUND), REMOVE IT FROM ROOT BALL.

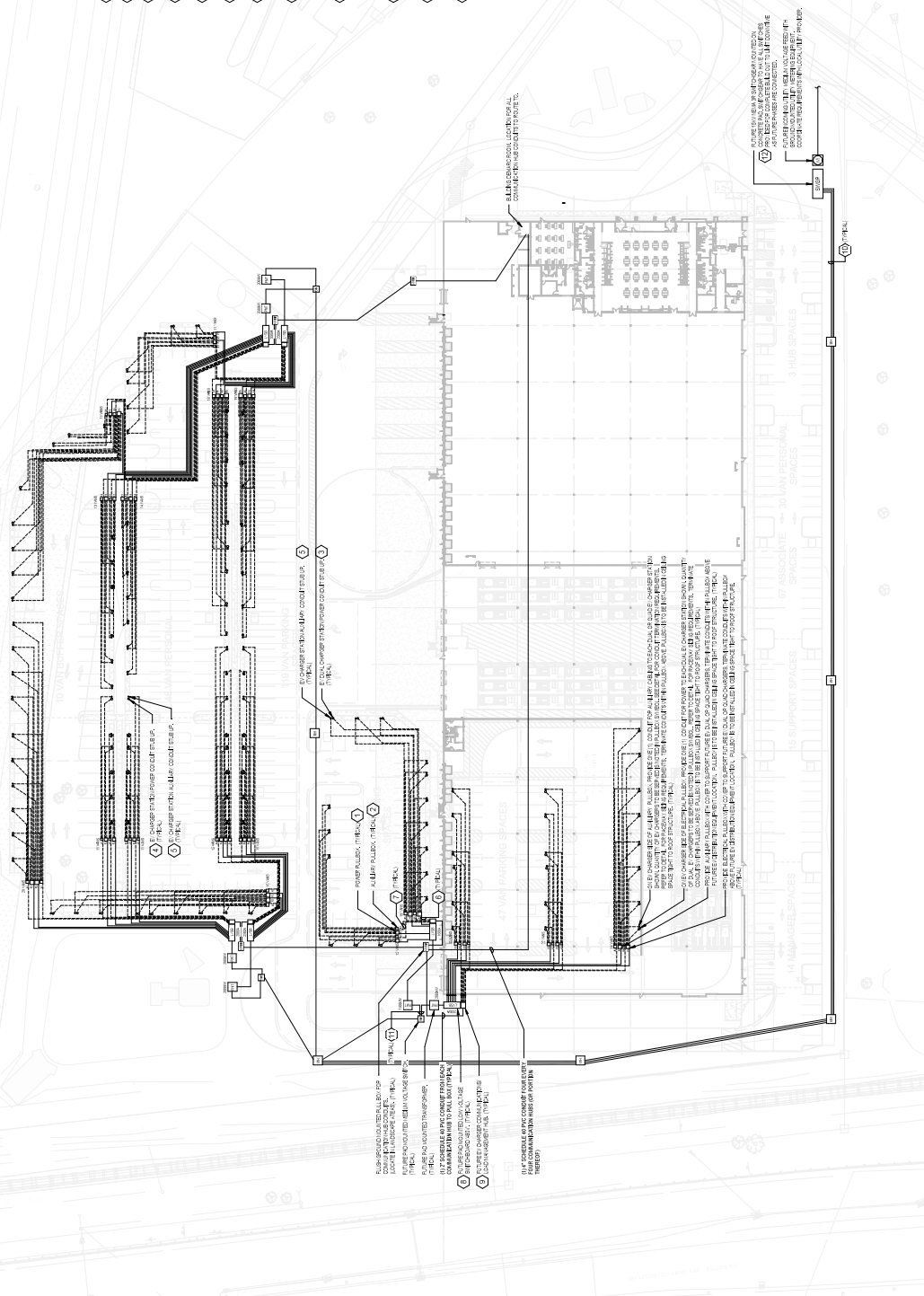
EVERGREEN TREE PLANTING

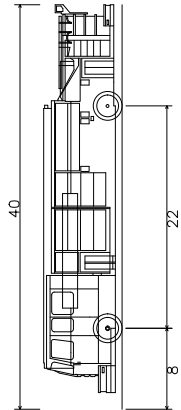
N. 1.5

**DISCUSSION PLANING  
FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION**



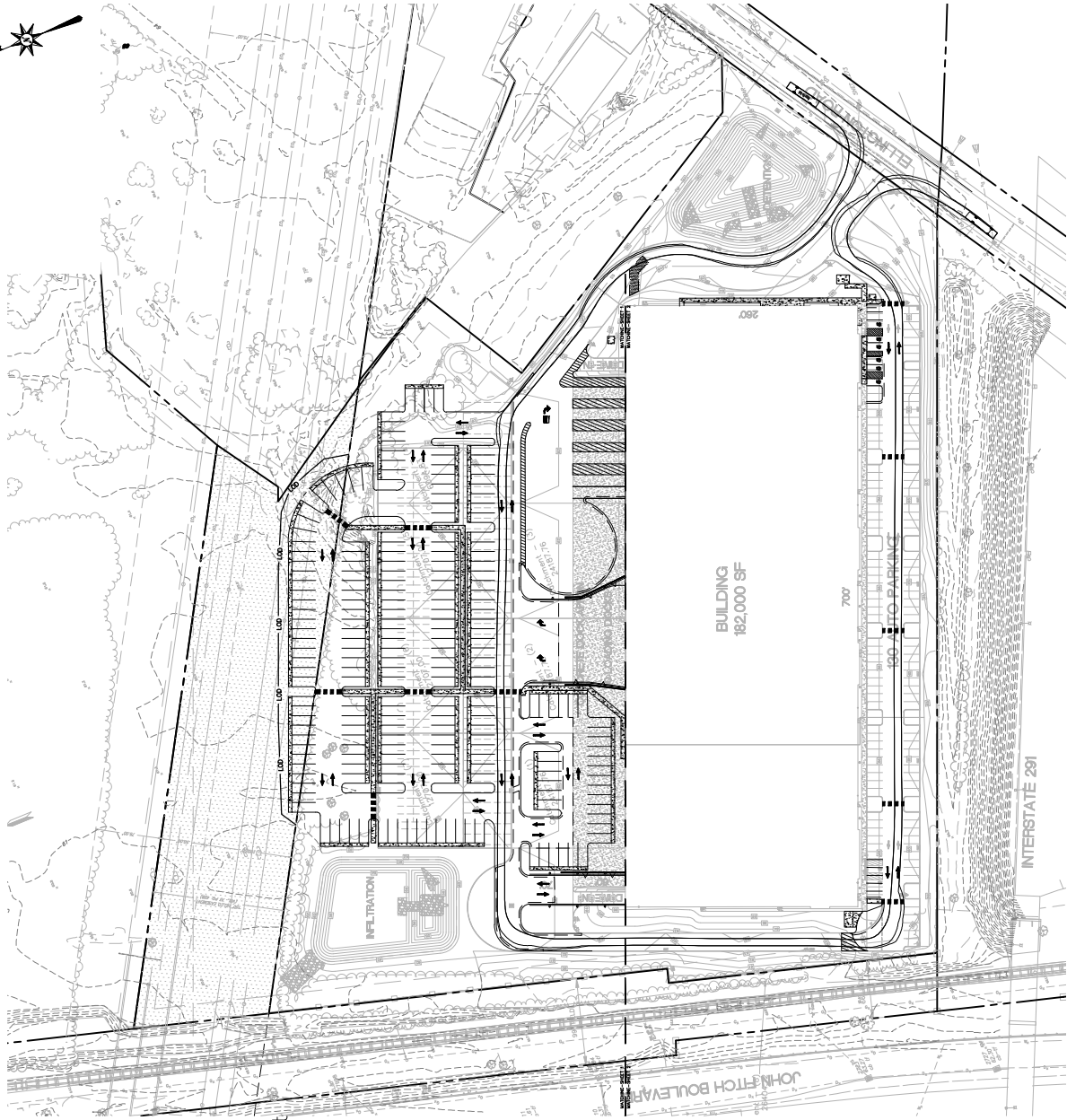




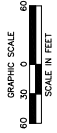


Pumper Fire Truck  
 Overall Length  
 Overall Width  
 Overall Body Height  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Max Wheel Angle

40.000ft  
 8.167ft  
 7.745ft  
 0.656ft  
 8.167ft  
 5.000s  
 45.00°



FOR PERMITTING PURPOSES ONLY  
 NOT RELEASED FOR CONSTRUCTION



TT-1

TRUCK TURN  
 PLAN

Sheet 112

Designed: A.J.S.  
 Drawn: S.E.L.  
 Project No.: 2001164  
 Date: 11/02/2020  
 Title: 11200116401

PROPOSED WAREHOUSE  
 240 ELLINGTON ROAD  
 SOUTH WINDSOR, HARTFORD COUNTY, CONNECTICUT



Companies  
 Architectural  
 Engineering  
 and Surveying





**SITE SIGNAGE COLOR GENERAL NOTE:**

ALL SIGNAGE AND SITE-SPECIFIC COLOR AND REFLECTIVE MATERIALS SHALL BE VERIFIED BY THE TENANT PRIOR TO CONSTRUCTION.

**REFLECTIVE MATERIALS:**

REFLECTIVE MATERIAL ON SIGNAGE SHALL BE VERIFIED BY THE TENANT PRIOR TO CONSTRUCTION.

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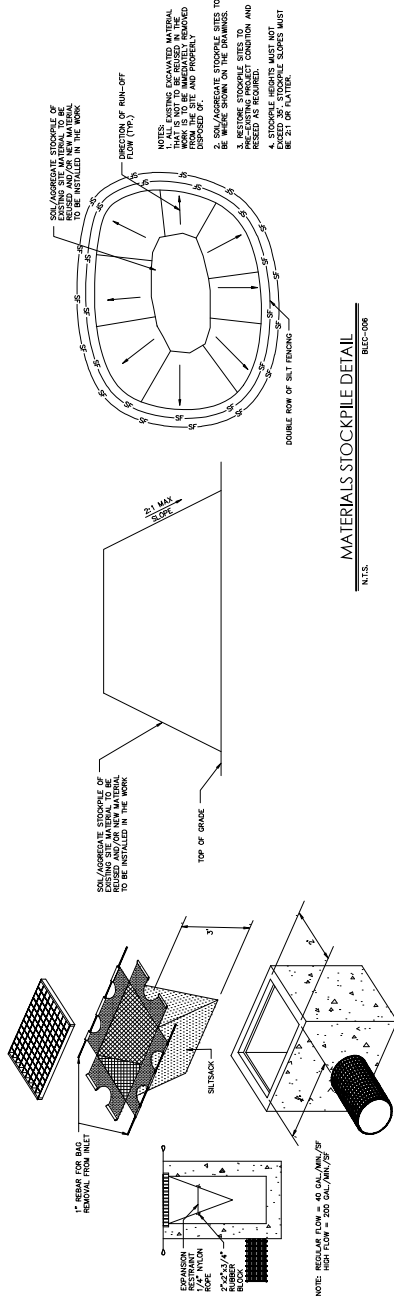




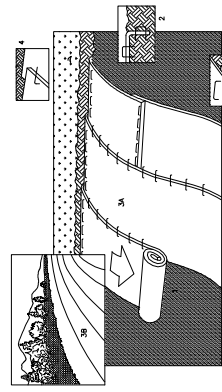




## MATERIALS STOCKPILE DETAIL

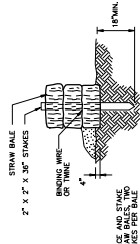


## SILTSACK DETAIL



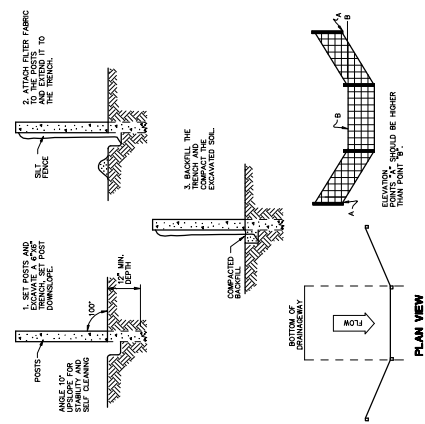
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE SLOPE AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPUNNED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE).

**EROSION CONTROL BLANKET**

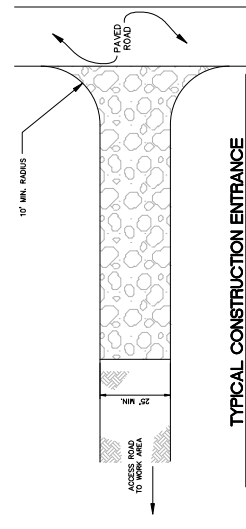
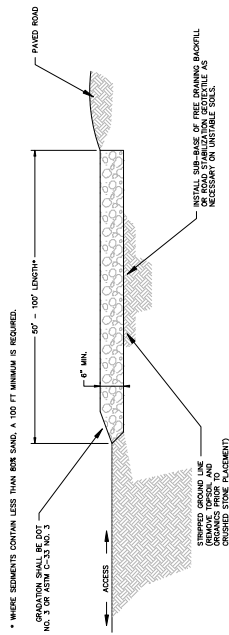


- STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.
- ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

### STRAW BALE DETAIL



## SILT FENCE BARRIER



## TYPICAL CONSTRUCTION ENTRANCE

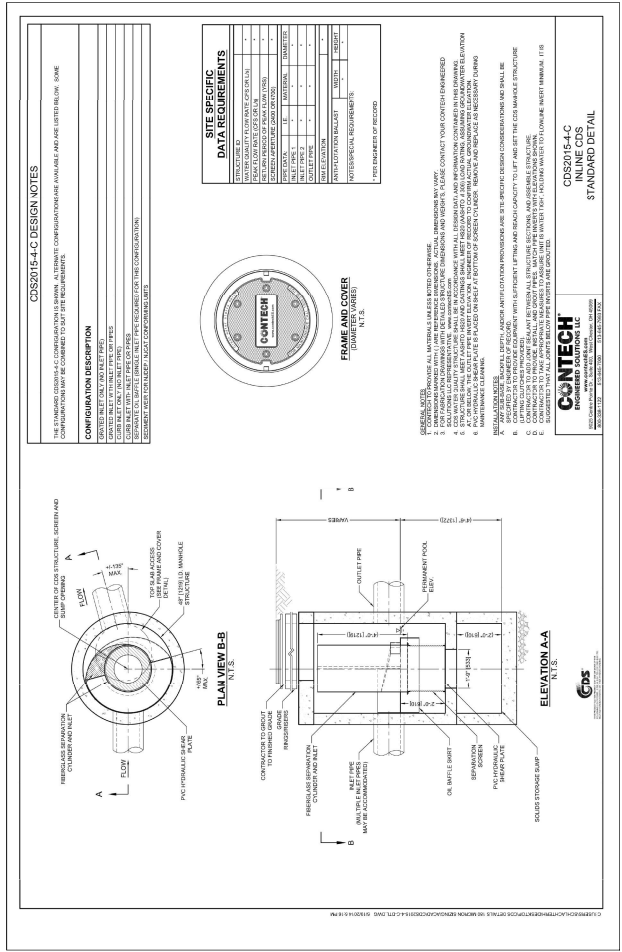
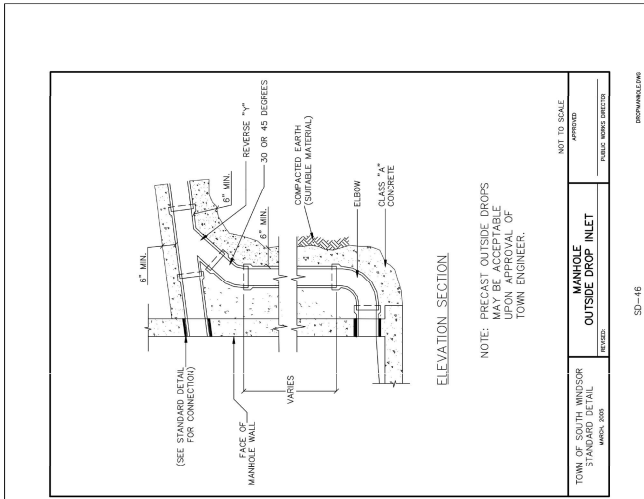
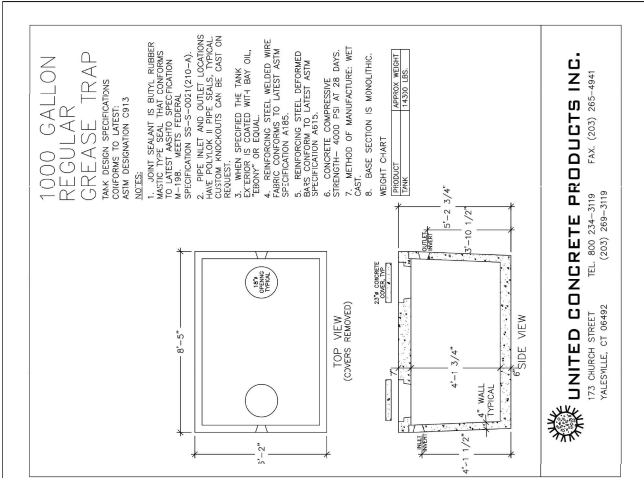
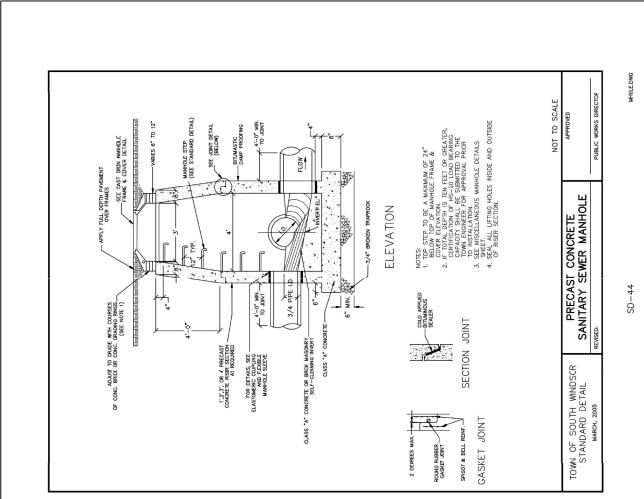
N.T.S.

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CT DEEP OE-2

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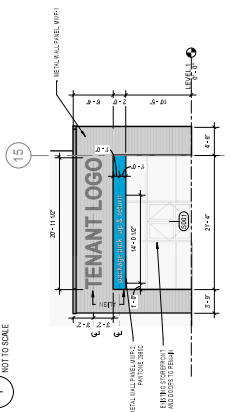
FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

EXTERIOR PAINT COLOR LEGEND	
WHS-1 PAINT COLOR	WHS-2 PAINT COLOR
WHS-3 PAINT COLOR	WHS-4 PAINT COLOR
PAINT COLOR	
WHS-5 PAINT COLOR	WHS-6 PAINT COLOR
WHS-7 PAINT COLOR	WHS-8 PAINT COLOR
WHS-9 PAINT COLOR	WHS-10 PAINT COLOR
WHS-11 PAINT COLOR	WHS-12 PAINT COLOR
WHS-13 PAINT COLOR	WHS-14 PAINT COLOR
WHS-15 PAINT COLOR	WHS-16 PAINT COLOR
WHS-17 PAINT COLOR	WHS-18 PAINT COLOR
WHS-19 PAINT COLOR	WHS-20 PAINT COLOR
WHS-21 PAINT COLOR	WHS-22 PAINT COLOR
WHS-23 PAINT COLOR	WHS-24 PAINT COLOR
WHS-25 PAINT COLOR	WHS-26 PAINT COLOR
WHS-27 PAINT COLOR	WHS-28 PAINT COLOR
WHS-29 PAINT COLOR	WHS-30 PAINT COLOR
WHS-31 PAINT COLOR	WHS-32 PAINT COLOR
WHS-33 PAINT COLOR	WHS-34 PAINT COLOR
WHS-35 PAINT COLOR	WHS-36 PAINT COLOR
WHS-37 PAINT COLOR	WHS-38 PAINT COLOR
WHS-39 PAINT COLOR	WHS-40 PAINT COLOR
WHS-41 PAINT COLOR	WHS-42 PAINT COLOR
WHS-43 PAINT COLOR	WHS-44 PAINT COLOR
WHS-45 PAINT COLOR	WHS-46 PAINT COLOR
WHS-47 PAINT COLOR	WHS-48 PAINT COLOR
WHS-49 PAINT COLOR	WHS-50 PAINT COLOR
WHS-51 PAINT COLOR	WHS-52 PAINT COLOR
WHS-53 PAINT COLOR	WHS-54 PAINT COLOR
WHS-55 PAINT COLOR	WHS-56 PAINT COLOR
WHS-57 PAINT COLOR	WHS-58 PAINT COLOR
WHS-59 PAINT COLOR	WHS-60 PAINT COLOR
WHS-61 PAINT COLOR	WHS-62 PAINT COLOR
WHS-63 PAINT COLOR	WHS-64 PAINT COLOR
WHS-65 PAINT COLOR	WHS-66 PAINT COLOR
WHS-67 PAINT COLOR	WHS-68 PAINT COLOR
WHS-69 PAINT COLOR	WHS-70 PAINT COLOR
WHS-71 PAINT COLOR	WHS-72 PAINT COLOR
WHS-73 PAINT COLOR	WHS-74 PAINT COLOR
WHS-75 PAINT COLOR	WHS-76 PAINT COLOR
WHS-77 PAINT COLOR	WHS-78 PAINT COLOR
WHS-79 PAINT COLOR	WHS-80 PAINT COLOR
WHS-81 PAINT COLOR	WHS-82 PAINT COLOR
WHS-83 PAINT COLOR	WHS-84 PAINT COLOR
WHS-85 PAINT COLOR	WHS-86 PAINT COLOR
WHS-87 PAINT COLOR	WHS-88 PAINT COLOR
WHS-89 PAINT COLOR	WHS-90 PAINT COLOR
WHS-91 PAINT COLOR	WHS-92 PAINT COLOR
WHS-93 PAINT COLOR	WHS-94 PAINT COLOR
WHS-95 PAINT COLOR	WHS-96 PAINT COLOR
WHS-97 PAINT COLOR	WHS-98 PAINT COLOR
WHS-99 PAINT COLOR	WHS-100 PAINT COLOR

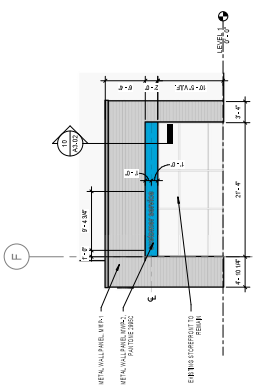
EXTERIOR ELEVATION GENERAL NOTES :

- 1. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK.
- 2. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK.
- 3. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK.

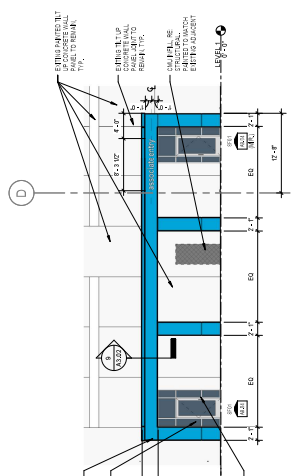
1 COLOR SCHEME  
NOT TO SCALE



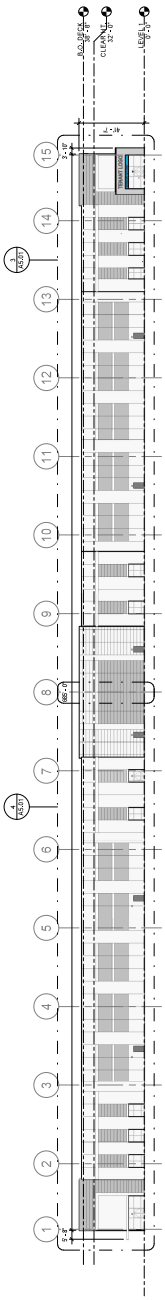
8 HUB ENTRY SOUTH ENLARGED ELEVATION  
NOT TO SCALE



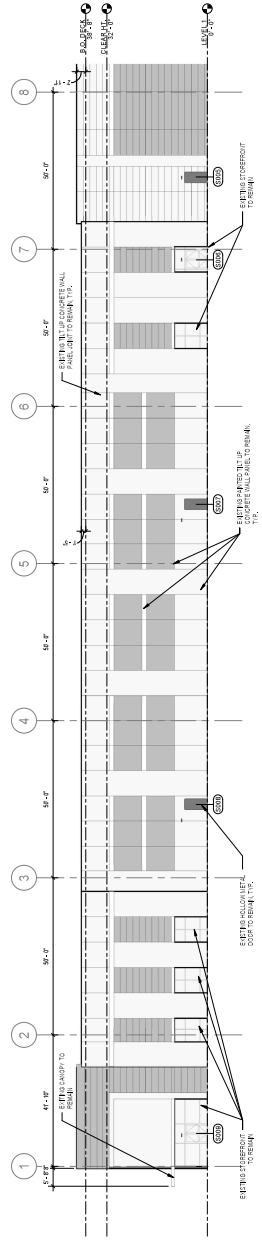
7 HUB ENTRY EAST ENLARGED ELEVATION  
NOT TO SCALE



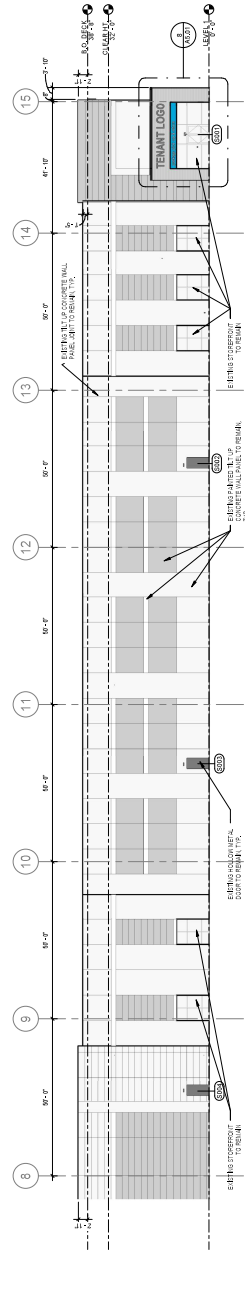
6 ENLARGED ASSOCIATE ENTRY ELEVATION  
NOT TO SCALE



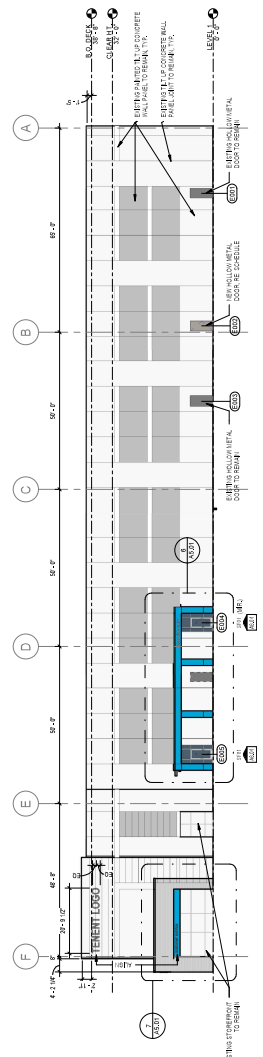
5 OVERALL SOUTH ELEVATION  
NOT TO SCALE



4 PARTIAL SOUTH ELEVATION  
NOT TO SCALE



3 PARTIAL SOUTH ELEVATION  
NOT TO SCALE



2 EAST ELEVATION  
NOT TO SCALE



### EXTERIOR PAINT COLOR LEGEND

UNIT-2  
PANTONE  
2895C  
6011E

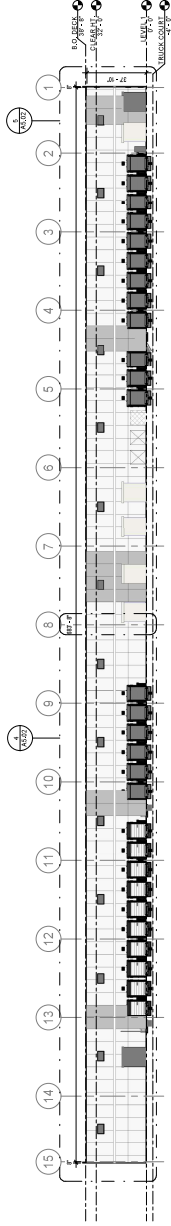
[illegible]

EXTERIOR ELEVATION GENERAL NOTES:

1. HOLD ALL VERTICAL DIMENSIONS.
2. HORIZONTAL DIMENSION OF REVEAL (NOT PANELS) DIMENSIONS CAN BE 1/4" FOR PANEL CONSTRUCTION.
3. ALL WILL NEED TO RECEIVE PERMIT FIRST TO MATCH EXISTING ADJACENT CONSTRUCTION.

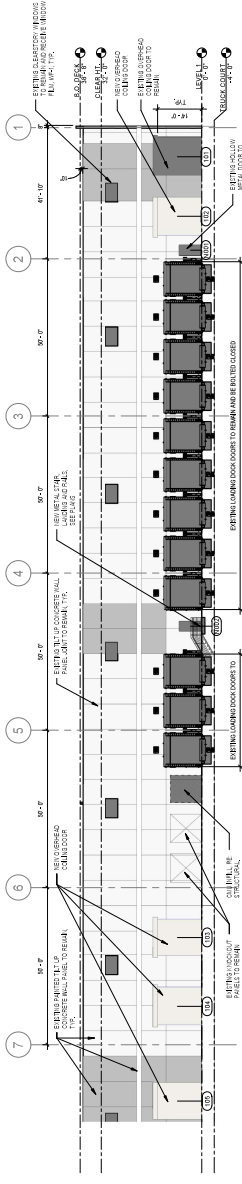
## COLOR SCHEME

NOT TO SCALE



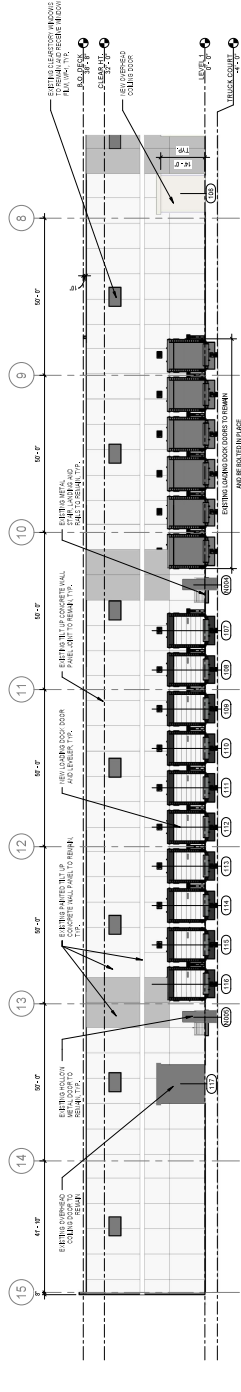
## OVERALL NORTH ELEVATION

(2) NOT TO SCALE



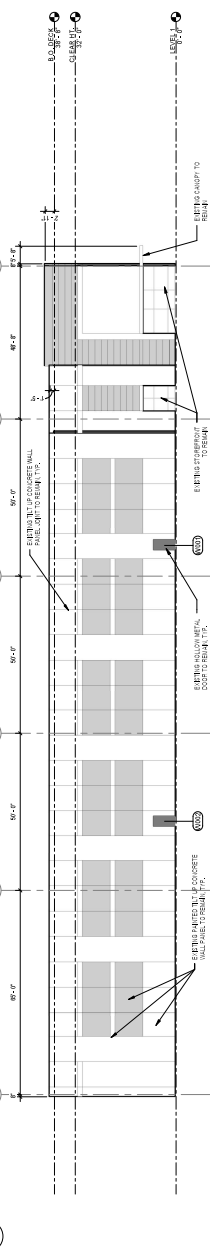
PARTIAL NORTH ELEVATION

NOT TO SCALE



PARTIAL NORTH ELEVATION

4



WEST ELEVATION

3 NOT TO SCALE

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

**MINUTES**

**-1-**

**DECEMBER 8, 2020**

**MEMBERS PRESENT:** Bart Pacekonis, Kevin Foley, Frank Bonzani, Stephanie Dexter, 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/IT Support; Lauren Zarambo, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Secretary Commissioner Bonzani read the legal notice as it was published in the Journal Inquirer on Friday, November 27, 2020 and Thursday, December 3, 2020.

Commissioner Dexter stated the meeting is being live-streamed through a Webex conference call on the Town website as well as local channels, and will be operating 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](mailto: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 noted both public hearings will be held open in order to give the public ample opportunity to participate.

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

**PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM**

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

**MINUTES**

**-2-**

**DECEMBER 8, 2020**

- 1. Appl. 20-55P, Johnstone Text Amendment** – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the “Major Home Occupation” criteria to require a minimum of 50% of product offered for sale must be made on the premises

Attorney Eric Parker representing applicant, Mr. Heath Johnstone, presented the request for a zoning text amendment applicable to all major home occupations. Mr. Johnstone has recently purchased a residential property and has a business making candles, and is proposing a change in the regulations to allow for 50% of products sold be produced on site rather than the current regulation of 100% of the products sold be made on site

Director of Planning Michele Lipe gave staff comments:

1. This is a request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the “Major Home Occupation” criteria to require a minimum of 50% of product offered for sale must be made on the premises
2. The current home occupation regulations state: *articles not made on the premises shall not be sold on the premises*. This amendment would allow for articles not made on the premises be sold as a part of a major home occupation.
3. Currently, a property owner can request the use of an accessory structure for a major home occupation business. The Commission may want to limit the square footage allowed in an accessory structure that can be dedicated to retail sales so that the intent of the home occupation is maintained. Currently, businesses are limited to 25% of the dwelling unit floor area.
4. The Town Plan of Conservation and Development includes recommendations regarding opportunities to promote locally grown products:
  - In the Farmland section of the Plan of Conservation and Development, one of the goals states: ‘Support and expand the market for locally-grown products’. It goes on to say: ‘Actions the Town could take include: Help market locally grown products.’
  - In the Residential section, one of the goals states: to minimize impacts from potential incompatible activities (such as traffic, noise lights, etc.) – this minor change would allow for more flexibility to make there major home occupations more viable; however all impacts would be evaluated at the time of the application through the established criteria and process.
5. The Capitol Region Council of Governments reviewed the amendment as required. The CRCOG review indicates that, “The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.”
6. If this text amendment is approved, there are no additional planning department recommendations.

Town Engineer Jeff Doolittle had no staff comments.

Chairman Pacekonis asked for public comment and Mr. Scott Roberts connected a call from Mrs. Christine Cassettari who voiced support for the amendment and remained on line for her application to be heard.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Dexter discussed how the regulation for Home Occupations was currently written and how the amendment could impact minor home occupations, and voiced support for the amendment.

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

**MINUTES**

**-3-**

**DECEMBER 8, 2020**

Commissioner Flagg discussed how the pandemic might affect commerce at home occupations with Chairman Pacekonis.

Vice Chairman Foley had no comments.

Commissioner Wagner noted the regulation for home hair salons do not allow for products to be sold and suggested amended text to allow incidental sales be made from home hair salons.

Commissioner Bernstein discussed where home occupations are allowed and how what may be sold is regulated with Director Lipe. Major home occupations are allowed in single family zones with approval from the Commission for five year periods that are renewable, but are not allowed in multi-family zones or developments.

Commissioner LeBlanc had no comments.

Commissioner McGuire had audio technical issues.

Commissioner Wagner stated the existing regulation guarantees residents freedom from offensive odors and noted odors from a commercial candle manufacturer that could be considered offensive.

Chairman Pacekonis asked how many home occupations are currently in South Windsor and discussed with Director Lipe and Attorney Parker what percentage of a residential house or accessory building can be used for the use.

Commissioner Flagg made a motion to continue the public hearing to January 12, 2021. Motion seconded by Commissioner Bernstein. The motion passed unanimously.

- 2. Appl. 20-56P, UW Vintage Lane II, LLC** – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone

Mr. Benjamin Wheeler of Design Professionals Inc. representing the applicant presented the request. The subdivision was approved in 2019 but proved cost prohibitive to build and the deadline to file mylars expired. This plan has been reconfigured smaller and will not extend into the lot to the north. Site maps were shown. The proposed cul-de-sac will have three lots, each measuring two acres in size. All six lots in the subdivision are large measuring over an acre or more. Stormwater management plan was described. More of the northern tree line will remain intact. All special exception criteria has been met for the interior lot as in their previous application. All engineering comments will be addressed at the next public hearing. This is a better subdivision plan with less roadway and less tree clearing.

Director of Planning Michele Lipe gave staff comments:

1. Request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone. Property size is 12.5 acres.
2. This subdivision involves the extension of Vintage Lane to the property to the north to create three lots at the end of the cul de sac. In March of 2019, the PZC granted a subdivision waiver request allowing the extension of the temporary cul de sac. The PZC originally approved a subdivision plan with four lots at the end of the cul de sac; this plan proposes three lots on a permanent cul de sac.

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

**MINUTES**

**-4-**

**DECEMBER 8, 2020**

3. The property is currently an open farm fields with tree lines property boundaries. The plans show the limits of clearing on the plans. There are several large trees that are proposed to be preserved in both the town ROW and on the lots.
4. Several of the proposed lots are in excess of 2+ acres and the two frontage lots along Barber Hill Road are 1.3 and 1.6 respectively. The lots appear to meet all other zoning requirements.
5. The requirements for the interior lot in the RR zone include 80,000 sf minimum lot size and 262.5 feet minimum lot width. This lot is 2.7 ac. with a frontage line parallel to the street of 495 feet.
6. The criteria for approval of interior lots include:
  - a. the subject area's boundary configurations, topography, soils or other natural resource characteristics;
  - b. proximity to neighboring properties and dwelling units;
  - c. restriction of existing views;
  - d. proposed buffering/screening;
  - e. potential drainage, traffic & environmental impacts
  - f. driveway locations, slopes & sight lines
  - g. utility service capabilities
  - h. property value impacts; and
  - i. future land use alternatives.
7. The interior lot and the lot to the south will share a common driveway. This is a requirement of the subdivision regulations (B.4.a) when subdividing on a collector street. The driveway proposed is a shared driveway and is designed 18 feet wide up to the first driveway and reduces to 12 feet wide. The interior lot has been designed with a turnaround the ability to turn-around to satisfy the fire department's requirement.
8. The setback for the interior lot has been increased to 75 feet and landscaping screening has been shown between the two lots.
9. The plan shows two new driveway onto Barber Hill Road. Sidewalks are shown on both sides of the extension of Vintage Lane. Street trees are shown on both sides of the new streets. The applicant is proposing Little Leaf Linden trees. The town's tree planting specification shall be added to the plans and used for installation of the street trees.
10. This subdivision is subject to an open space requirement. The applicant is proposing a fee in lieu of open space. In accordance with Section 5.C.1.c of the subdivision regulations, the fee will be ten percent of the fair market value of the property prior to subdivision approval. This fee is payable on a per-lot basis, at the time of initial conveyance of each lot. The applicant must provide, with the Commission's agreement, an appraiser to determine the fair market value.
11. The site will be serviced by public water and septic systems. The health department review and approval will be required at the time of the building permits for the individual lots.
12. There are regulated wetlands northwesterly of the project that will receive some of the drainage over land. The applicant has received IWA/CC approval on 11/18/20 with the following conditions:

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- i) A bond of \$25,000 for establishment and maintenance of erosion controls; and a bond of \$20,000 for installation of stormwater structures shall be posted prior to construction.
- ii) The soil disturbances should be limited to only that area necessary to construct the house and septic system on the site.

13. We note that a “representative” house footprint is shown. If this application is approved, when an actual house plan is submitted, it is especially critical for elements, including landscaping, to remain as shown on this application. The applicant and any purchasers need to understand that any modifications other than very minor ones would need to return to the Commission for approval.

If this application is approved, there are no Planning Department requested modifications.

Town Engineer Jeff Doolittle gave staff comments:

- 1. The subdivision plan needs to show the geometry of the proposed ROW extension including the area of the new cul-de-sac.
- 2. The grading and utility plan needs to show dimensions of the proposed road extension and cul-de-sac pavement.
- 3. Show the existing road curb lines and sidewalk where the new pavement and sidewalks are proposed to connect.
- 4. Add a label to the proposed 4 foot wide concrete sidewalks that will be all the way around the new road extension and cul-de-sac.
- 5. Existing drainage outlet at end of existing cul-de-sac?
- 6. Proposed driveway for lot 1 appears to be flat. Additional spot grades need to be added to this driveway.
- 7. I suggest the house on Lot 1 be lowered a couple feet.
- 8. Show the proposed elevation of the driveways for Lots 1, 2, and 3 at the back of sidewalk.
- 9. Label the foundation drains from all houses.
- 10. The proposed extension of Vintage Lane including the cul-de-sac is steeper than previously approved. This road extension and cul-de-sac should be revised to have a lower slope by raising the end of the road and/or cul-de-sac. The butter grades in the cul-de-sac should be reduced. The grading at the end of the cul-de-sac will be difficult to construct and needs more information on the plans. Where is the low point in the center of the cul-de-sac and what is the elevation there? Show this on the profile. I also suggest a vertical curve be included in the transition from the road extension to the new cul-de-sac and at the end of the new cul-de-sac. The two catch basins could be moved to ease the grading.
- 11. The rip rap energy dissipator outlet from the stormwater depression behind Lots 1 and 2 appears to end at contour 291 which is too high. The rip rap energy dissipator needs to be extended about 20 feet to where the existing ground contours are elevation 289 or lower. Additional clearing will be needed also.
- 12. Lots 4, 5 and 6 appear to be the same layout and grading as was previously approved so I am ok with those lots.

Chairman Pacekonis asked for public comment.

Secretary Commissioner Bonzani read an email received from Mr. Kenneth Sek of 285 Griffin Road requesting the Commission consider requiring sidewalks to be installed along the frontage of the properties.



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Commissioner Dexter read an email received from Mr. Robert Dickinson of Seabury Drive in Bloomfield and 57 year resident of South Windsor suggesting subdivision land abutting Barber Hill Road include a multi-use path or 5' sidewalk.

Chairman Pacekonis asked for comment from commissioners.

Commissioners Wagner, Foley, and Flagg had no comments.

Commissioner Dexter spoke in support of the subdivision plan revised to have larger lots, preserve more trees, and less road.

Commissioners Bonzani, McGuire, and LeBlanc had no comments.

Commissioner Bernstein discussed the size of homes to be built with Mr. Wheeler who stated they will be comparable to those in the area.

Chairman Pacekonis discussed wetlands on the property with Mr. Wheeler.

Mr. Roberts connected a call from Mr. Dickinson who asked if the builder will offer solar options to future buyers. Mr. Wheeler confirmed that the option of solar will be offered by the builder and stated the applicant will address sidewalks at the continuation of the public hearing.

Commissioner Bonzani made a motion to extend the public hearing to January 12, 2021. Motion seconded by Commissioner Dexter. The motion passed unanimously.

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**CALL TO ORDER** Chairman Pacekonis called the Regular Meeting to order at 8:09 p.m.

**PUBLIC PARTICIPATION:**

Director Lipe read an email written on behalf the South Windsor Democratic Town Committee from Chairman Anthony Duarte opposing the housing moratorium being considered by the Planning and Zoning Commission as discriminatory. The South Windsor Democratic Town Committee has voted unanimously to oppose any proposal for a Housing Moratorium in South Windsor. (Exhibit A)

Secretary Commissioner Bonzani read an email from Mr. and Mrs. Hugh and Samantha Petgrave referencing their original letter from October advocating the importance of honeybees and chickens in South Windsor. (Exhibit B)

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

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

Mrs. Christine Cassettari presented the renewal request for Chrissy's Hair Studio that opened 25 years ago.

Director of Planning Michele Lipe gave staff comments:

1. This is an application for a renewal of a 5-year major home occupation permit to operate a hair salon at 1483 Ellington Road, RR zone. This is the applicant's fifth renewal.
2. In approving the original application, the PZC required several site improvements that have been accomplished and also placed several conditions on the original approval including:
  - Operation of this salon is restricted to the present owner;

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- Retail sales of hair products are restricted to incidental sales to hair customers; and
  - Hours of operation are limited to Tuesday – Friday, 9:00 am – 5:30 pm; Saturday, 9:00 am – 3:30 pm; Sunday and Monday closed
3. Since that time the applicant has indicated that she operates less hours than the current approval. Her current hours are Tuesdays and Thursdays 11 am – 7:30 pm and every other Saturday from 8 am – 12 noon.
  4. Public sewer and water services the existing house.
  5. The parking requirement is being met within the existing fenced parking area and the applicant currently has a sign on the property.

If this application is approved, the applicant would also be required to return to this Commission for renewal upon expiration of the 5-year permit period.

Town Engineer Jeff Doolittle had no staff comments.

Chairman Pacekonis discussed the hours of operation with Mrs. Cassettari that were determined to be Monday through Saturday 9 a.m.-7 p.m.

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

1. The business must be operated by the homeowner.
2. The permit will expire on October 27, 2025, and will have to be renewed at that time.
3. Only one non-resident employee can be hired.
4. Hours of operation are Monday through Saturday 9 a.m. – 7 p.m.
5. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

- 2. Appl. 20-57P, Scannell Properties #419, LLC – request for a Site Plan Modification for minor changes to the existing site plan to utilize the 182,000 sf facility as a package delivery station. Changes include elimination of some overhead doors on the building and modifications to the parking area to accommodate an additional 170 parking spaces, on property located at 240 Ellington Road, I-291 Corridor Development zone**

Mr. Matt Bruton Engineer with BL Companies presented the request with BL Companies Traffic Engineer Michael Dion, Amazon Manager Jessica Schumer and representatives from Scannell Properties Mr. Daniel Madrigal and Mr. Brad Wahall.

Amazon manager Jessica Schumer described how the facility would operate as a last mile delivery station. The site will operate 24 hours a day, 7 days a week, 10.5 months of the year. Overnight hours will have 12 to 20 tractor trailers coming in to be unloaded by 30 to 45 employees. Delivery service vans arrive on site at 9:30 a.m. to be loaded and leave before another fleet of vans arrive to be loaded and out by noon. Additional 18-wheeler trucks could arrive in the day. Operations were described and Ms. Schumer stated they do not want impact local traffic.

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Mr. Bruton showed the site plan with the building size unchanged from their previous site plan. The loading area will have less loading docks. Delivery van parking spaces will be larger in size than normal parking spaces. EV charging stations are planned. Van routes were shown with modifications to the parking lot to accommodate Amazon's needs. The previously approved outdoor storage area will be returned to parking. Stormwater management report was previously submitted to Staff and Commission. Site lighting be full cut off high efficiency LED lights on 23' high poles. Emergency vehicles will be accommodated around the building. All landscaping from the previous plan will remain with changes to the rear of the site.

Mr. Dion presented the traffic report with information provided by CONN DOT. Traffic counts were made on John Fitch Boulevard and Ellington Road with a 1% growth rate added to next year's numbers. Amazon has taken their traffic out of the peak a.m. and p.m. hours. Traffic operation analysis charts and maps were shown. Suggestions including modifications to traffic light timing on John Fitch Boulevard and Chapel Road will be made to OSTA who regulates State roads.

Director of Planning Michele Lipe gave staff comments:

1. Request for a Site Plan modification to the previously approved 82,000 sf distribution facility to utilize the facility as a package delivery station on property located at 240 Ellington Road, I-291 Corridor Development.
2. Proposed changes to the site plan include modifications to the parking area to accommodate an additional 170 parking spaces. Changes to the architectural elevations include the elimination of some of the loading dock areas and overhead doors on the north side of the building.
3. The proposed floor plan shows the proposed layout for this use within the facility. The Commission may recall that when this was approved in November 2019, at that time tenants were unknown was proposed to be developed in two phases, with the outdoor storage as a part of phase 2 if a user has a need for it. This user would not have any outdoor storage.
4. It appears that all zoning requirement have been met. Maximum impervious coverage allowed is 65%; 61% proposed.
5. A new traffic study has been prepared and submitted. The applicant has provided an executive summary for your review. This summary outlines the intended operation of this facility. The Office of State Traffic Administration approval is required; and OSTA has full jurisdiction over traffic signals and road improvements on State roads. We would require any final plans submitted reflect any requirements of the State's approval.
6. The new parking areas have been designed with required landscaping treatments and the islands in the parking areas are being designed with EV Charging capabilities.
7. The applicant intends to have a monument sign at the Ellington Road entrance and would be allowed building signage. All proposed lighting has full cutoff fixtures and the pole height 25' poles as well as wall paks on the buildings.
8. The site is served by public water and sewer. Water Pollution Control Authority approval is required.
9. The Fire Marshal's office have reviewed the plans and has no concerns with the changes as presented.
10. There are no regulated wetlands on this property. Staff will be reviewing the erosion and sedimentation plan. The same bonds, as previously recommended, would be required for placement and maintenance of erosion and sediment controls, and installation of storm water systems.

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If this application is approved, the Planning Departments has no additional modifications.

Chairman Pacekonis stated Vice Chairman Foley had to leave the meeting (at 8:54 p.m.) and appointed Alternate Commissioner LeBlanc to be seated for Commissioner Foley.

Town Engineer Jeff Doolittle had no additional staff comments.

Chairman Pacekonis asked for comment from commissioners.

Commissioner Wagner voiced support for the applicant's plan to have EV ready or capable spaces on site and discussed specifics of the electrical capacity planned. Commissioner Wagner requested to have EV ready parking spaces for 10% of the spaces provided for employee parking.

Commissioner Dexter spoke in support of the application but noted truck traffic issues that have already developed at Chapel Road and John Fitch Boulevard from the Home Depot site that need to be considered.

Commissioner Bonzani also noted comments and complaints from the public about the trailer truck traffic on Chapel Road and suggested avoiding Chapel Road in their routing plan. Mr. Madrigal and Ms. Schumer noted the truck traffic comes predominately overnight and will work with the town to limit truck routes.

Commissioner LeBlanc discussed the site lighting with Mr. Bruton who described full cut off LED dark sky compliant lighting on 23' high poles.

Commissioner Bernstein discussed specifics of timing and volume of truck traffic with Ms. Schumer who stated 90% of their traffic will be between 10 p.m. and 6 a.m. coming right off I-291 and returning right back onto the interstate. Commissioner Bernstein discussed the traffic report with Mr. Dion who described changes to the traffic light timing at John Fitch Boulevard and Chapel Road to improve the level of service anticipated.

Chairman Pacekonis asked for starting and completion dates that Mr. Bruton estimated to be in summer of 2021. The Chairman encouraged the use of I-291 to Ellington Road rather than using Chapel Road and discussed vehicle numbers and timing.

Commissioner Flagg discussed the number of parking spaces with Mr. Bruton. Ms. Schumer stated the fleet of Amazon vehicles would use petrol and described their plan for 100% electric vehicles in 2022. There will be six handicap accessible parking spaces for employees.

Commissioner Bonzani stated Vice Chairman Foley was trying to return to meeting to ask questions.

Chairman Pacekonis asked if there is plan for irrigation on the property. Director Lipe stated the landscaping from the original plan included irrigation along Ellington and the detention basin would be included in this application. Mr. Brad Wahall noted landscape maintenance and irrigation will be addressed as well as the detention basin at the front of the Coca-Cola site.

Commissioner Dexter asked if OSTA approval would be a requirement for approval and Commissioner Wagner asked about the site plan's previous approval conditions. Director Lipe stated all conditions of the previous approval will remain in place.

**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.

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3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds for compliance with the erosion and sediment control measures and to ensure establishment of storm water system.
4. A landscape bond in the amount of \$20,000 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. The pollinator garden required from the original plan shall be restored on the landscape plan.
13. All plans and approval conditions from the original site plan approval dated November 12, 2019 shall remain in effect, unless otherwise modified by this approval.

**Commissioner Dexter seconded the motion.**

**The motion carried and the vote was unanimous.**

3. **Appl. 20-55P, Johnstone Text Amendment** – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the “Major Home Occupation” criteria to require a minimum of 50% of product offered for sale must be made on the premises

Public hearing held open to January 12, 2021.

4. **Appl. 20-56P, UW Vintage Lane II, LLC** – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone

Public hearing held open to January 12, 2021.

**CORRESPONDENCE / REPORTS:**

**BONDS: Callings/Reductions/Settings**

**MINUTES:** 11/24/20

**OLD BUSINESS:** *see page 3*

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**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl. 20-58P, Stemrose, LLC** – request for a Site Plan Modification for reuse of two commercial buildings; a 5,240 sf building for commercial bakery distribution, and a 5,000 sf storage building with 1,250 sf office, on property located at 357, 361, and 363 Pleasant Valley Road, I zone

**OTHER BUSINESS:**

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 9:29 p.m. was made by Commissioner Flagg  
Seconded by Commissioner Wagner. Vice Chairman Foley reconnected to the meeting and discussed best ways to connect online with Mr. Roberts. The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,  
Recording Secretary



**Performance Foods (Vistar) Warehouse & Distribution  
Center**

**Also Known As: Sullivan Avenue Industrial Park  
Regional Distribution Center Lot 3  
175 Sullivan Avenue**

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



Application Number: \_\_\_\_\_  
Official Receipt Date: \_\_\_\_\_  
Munis Application #: \_\_\_\_\_

APPLICANT: Scannell Properties #234, LLC 800 East 96<sup>th</sup> Street, Suite 175 Indianapolis, IN 46240

PROJECT NAME: Sullivan Avenue Industrial Park, Regional Distribution Center, 175 Sullivan Ave. (Lot 3)

COMPLETE LOCATION OF PROPERTY: 175 Sullivan Avenue

OWNER OF RECORD ON LAND RECORDS: Scannell Properties #205, LLC

OWNER ADDRESS: 800 East 96<sup>th</sup> Street, Suite 175, Indianapolis, IN 46240

GIS PIN # 121-49 ZONE I-Industrial

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Peter R. DeMallie Design Professionals, Inc. 425 Sullivan Avenue South Windsor, CT 06074

860-291-8755 pdemallie@dpinc.co Estimated presentation time: 60 min.

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☒ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development \* ☒ New ☐ Modification Building(s) Sq Ft 167,763 SF
- \*Modification of Minimum Required Parking Spaces Per Section 6.4.9
- ☐ General Plan of Development
- ☐ Dept of Motor Vehicle License - State Hearing per Section 14-55 for \_\_\_\_\_
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing and Certificate of Mailing Required) for \_\_\_\_\_
- ☐ Temporary and Conditional Permit Renewal (Certificate of Mailing Required) for \_\_\_\_\_
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_
- ☐ Other (explain in detail) \_\_\_\_\_

**\*An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**

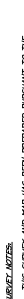
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

5



**SURVEY NOTES:**



THE CONTRACTOR SHALL CONTACT \_\_\_\_\_ 14 DAYS BEFORE YOU MAY FOR THE CONTRACTOR TO START OF CONSTRUCTION. 1-800-362-4685 OR [WMA@STATE.GOV](mailto:WMA@STATE.GOV).

7. THE REFERENCES:

A. WILLIAM AYRES & JOHN FITCH, ROSSFORD SOUTH  
SCALE, 1-800 DESIGN PROFESSIONALS, INC.

	PROPERTY LINE
	IRON PIN MONUMENT
	ROADS
	SITE FEATURES
	BANNED WIRE FENCE
	STOCKADE FENCE
	WIRE FENCE
	TREE
	THREE LINE
	WETLANDS

**LOCATION PLAN** SCALE: 1"=1,000'

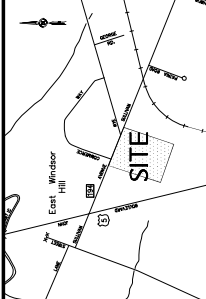
MISSISSIPPI RIVER

HIGHWAY 16

NEW BRIDGE

OLD BRIDGE

LEGEND	
EXISTING	DESCRIPTION
PROPOSED	



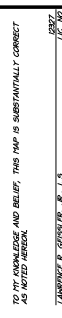
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AREA NETLANDS  
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AREA 603,706 SQ. FT.  
OR 13.859 ACRES. 80-  
AREA 50 AND 55  
WEIR FEET

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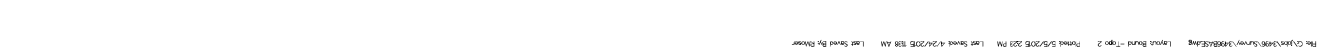
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(SEE SHEET V-5 FOR ALTA/ACSM CERTIFICATION)

**SUNSET: NOTES**

- THE SUNSET AND H&M HAS BEEN REWARDED PROMPTLY TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-20B-1 THROUGH 20-20B-9 AND THEIR REGULATIONS FOR SERVICES AND FEE. THE PART OF THE SUNSET AND H&M HAS BEEN REWARDED TO THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 20, 1996.
- TYPE OF SUNSET IS AN INHERENT AND TENDENTARY SUNSET AND NOT A TENDENTARY SUNSET. APPROPRIATELY RELATIVE TO DETERMINING PROPERLY LINES.
- THIS IS A RESURVEY BASED ON H&M 1 DESIGNS REFERENCED HEREON.
- MODERATE ACCURACY MEETS CLASS A-2 STANDARDS, AND CLASS B ACCURACY FOR THE LOCATION OF MET/LINES.

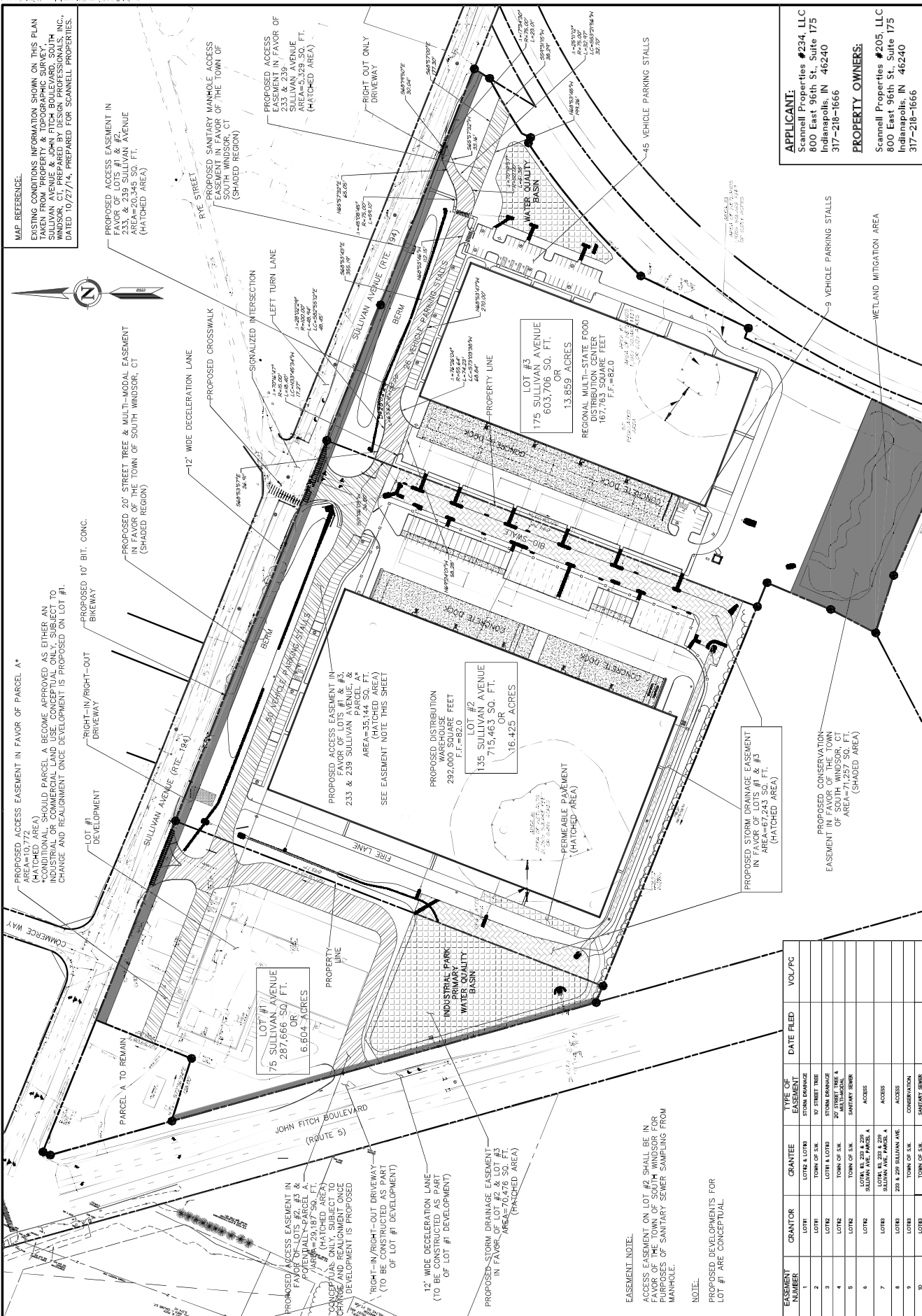
LAURENCE R. GEISSLER, JR., L.S. 12327 L.C. NO.



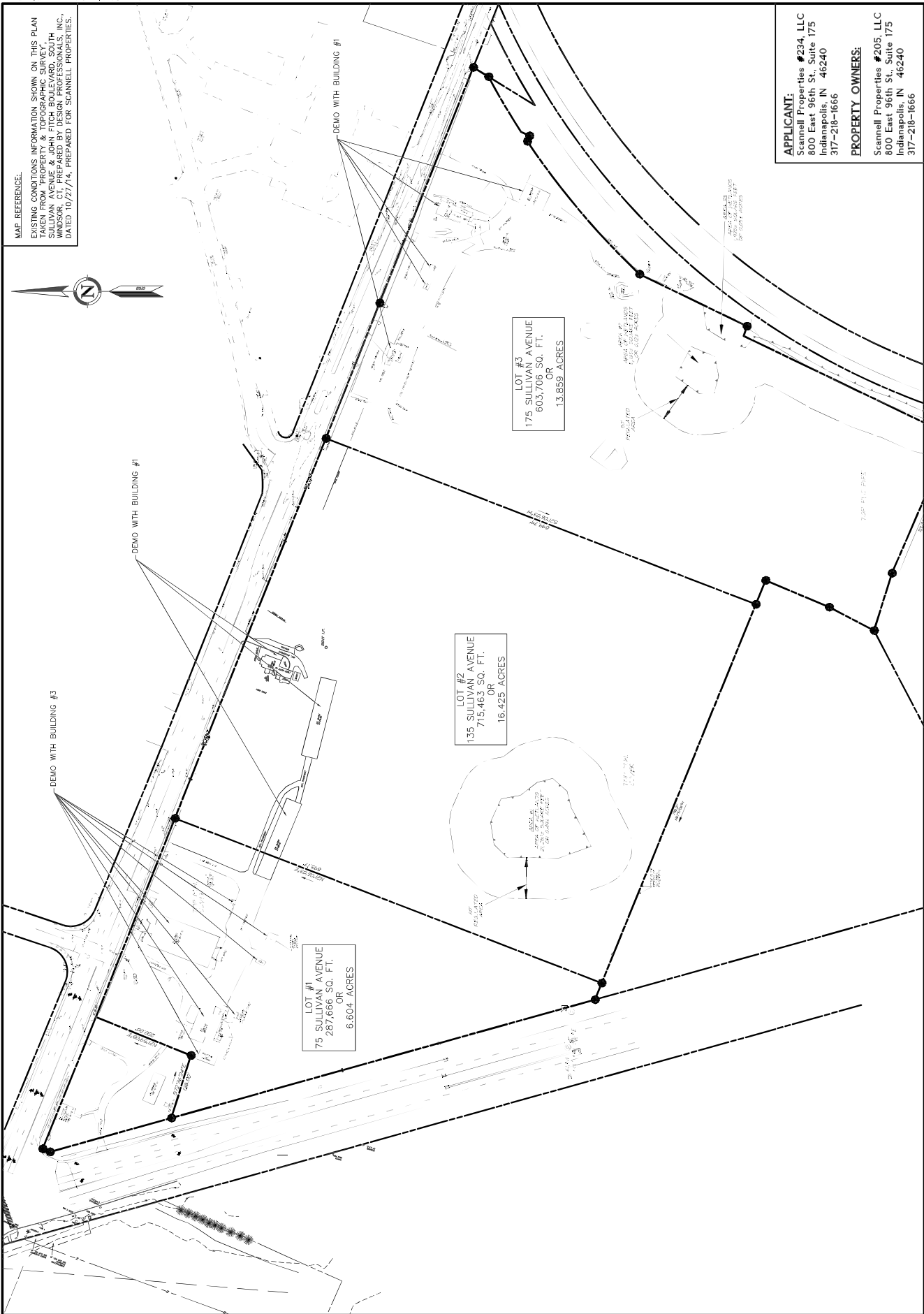








EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PC
1	LOT#1	LOT#2 & LOT#3	STORM DRAINAGE		
2	LOT#1	TOWN OF S.W.	30' STREET RIGHT		
3	LOT#2	LOT#1 & LOT#3	STORM DRAINAGE		
4	LOT#2	TOWN OF S.W.	30' STREET RIGHT & 30' WETLANDS		
5	LOT#2	TOWN OF S.W.	STORMY SEWER		
6	LOT#2	LOT#1 & LOT#3 SILVANIA AVE / JACOB A	ACCESS		
7	LOT#3	LOT#1, #2, & #3 230 E. 1 <sup>ST</sup> SHELBY AVE	ACCESS		
8	LOT#3	LOT#1 & LOT#2	STORM DRAINAGE		
9	LOT#3	TOWN OF S.W.	COOPERATION		
10	LOT#3	TOWN OF S.W.	STORMY SEWER		



MAP REFERENCE:  
EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM 'PROPERTY & TOPOGRAPHIC SURVEY'  
SULLIVAN AVENUE, LOT #1, LOT #2, LOT #3, LOT #4  
WINDSOR, CT PREPARED BY DESIGN PROFESSIONAL, INC.  
DATED 10/27/14, PREPARED FOR SCANNELL PROPERTIES.

**APPLICANT:**  
Scannell Properties #234, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**  
Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

1" = 80'  
0' 20' 40'

SCALE

C-6

SHEET

NO. DATE

1 10/27/14

2 10/27/14

3 10/27/14

4 10/27/14

REVISIONS

1. Add New Owner

2. Team Approval

3. Add New Owner

4. Add New Owner

BY

DATE

AC

MC

SK

RM

SULLIVAN AVENUE

REGIONAL MULTI-STATE FOOD DISTRIBUTION CENTER

INDUSTRIAL PARK

75 SULLIVAN AVENUE

SOUTH WINDSOR, CONNECTICUT

PREPARED FOR

SCANNELL PROPERTIES #234, LLC

800 EAST 96TH STREET

INDIANAPOLIS, IN 46240

DESIGNED BY

DATE

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