

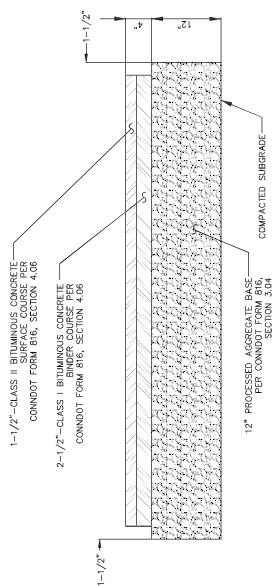
## DETAILS

NO.	DATE	REVISIONS	BY

INDUSTRIAL PARK  
REGIONAL MULTI-STATE FOOD  
DISTRIBUTION CENTER  
175 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

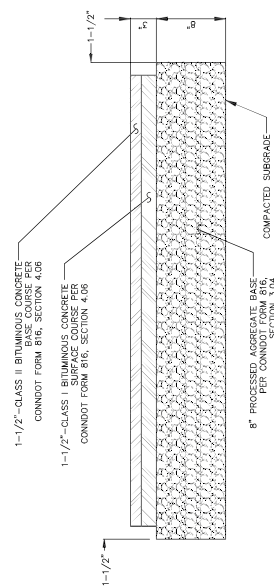
DATE	5/5/75	AX	SCANNEL PROPERTIES #234, LLC
TIME	1:00 PM	AX	800 EAST 96TH STREET,
		AX	SUITE 275
		AX	INDIANAPOLIS, IN 46240

**Design Professionals**  
Civil & Traffic Engineers / Landscapers / Surveyors  
300 Main Street / Andover, MA 01810  
www.dhdesignpros.com



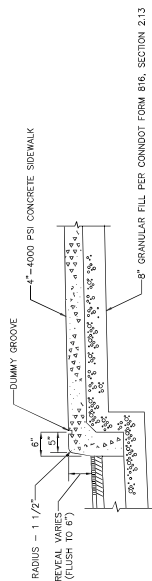
## BITUMINOUS CONCRETE PAVEMENT SECTION

WTS



BITUMINOUS CONCRETE PAVEMENT SECTION  
STANDARD DUTY

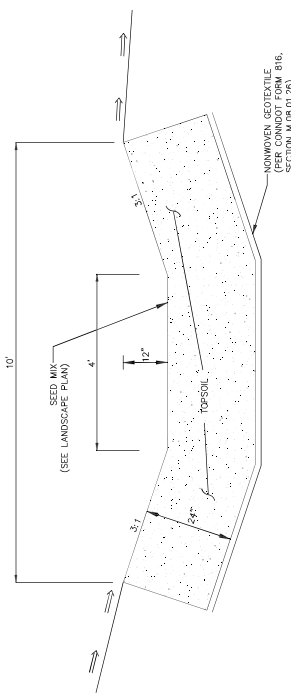
WTS



NOTE:  
CONCRETE SURFACE TO BE SCORED AT 5' INTERVALS WITH BROOMED  
(TRANSVERSE TO SIDEWALK LENGTH) FINISH.

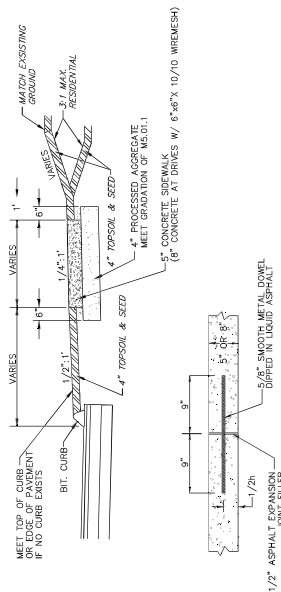
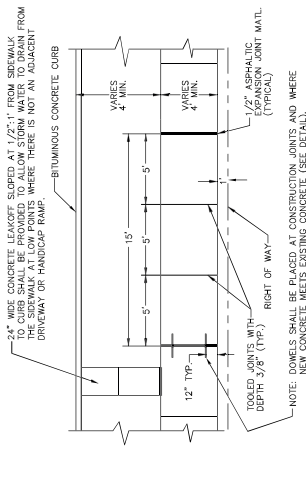
## CONCRETE WALK AND CURB

W.T.S.



## VEGETATED SWALE

WTS



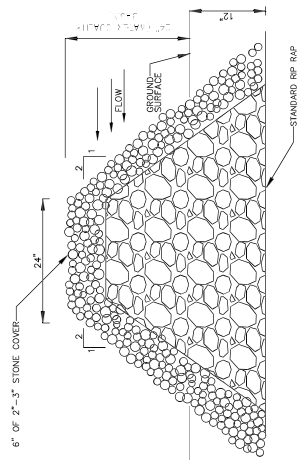
EXPANSION JOINT

NOTE:

ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS "F". MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 816.

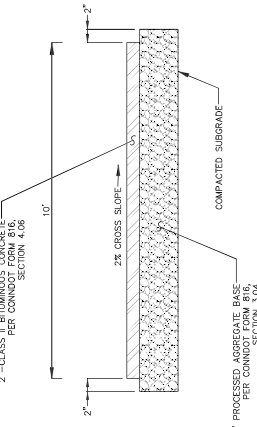
CONCRETE SIDEWALK

W.T.S.



STONE CHECK DAM

WTS



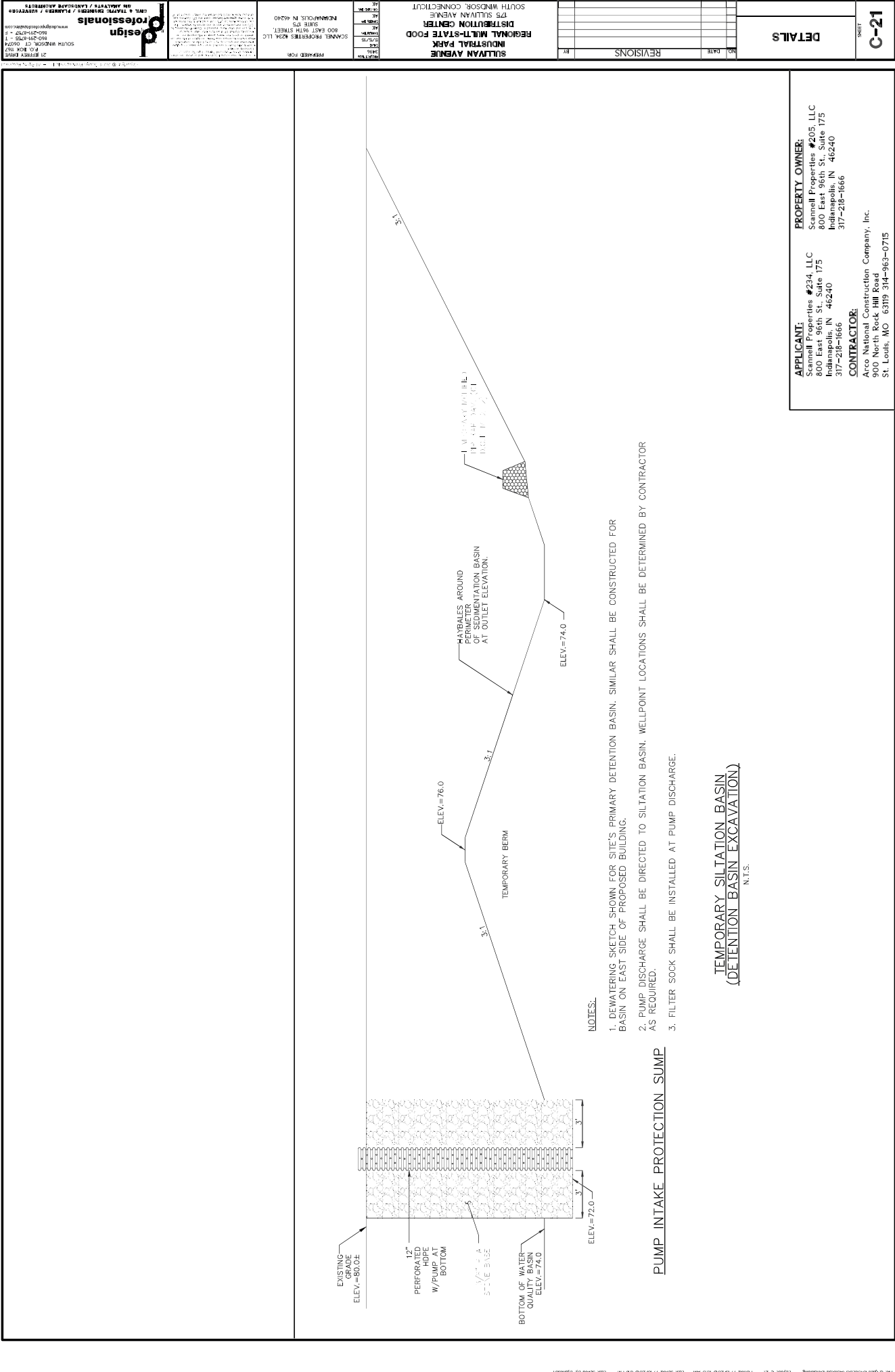
## MULTI-MODAL PATH

N.T.S.

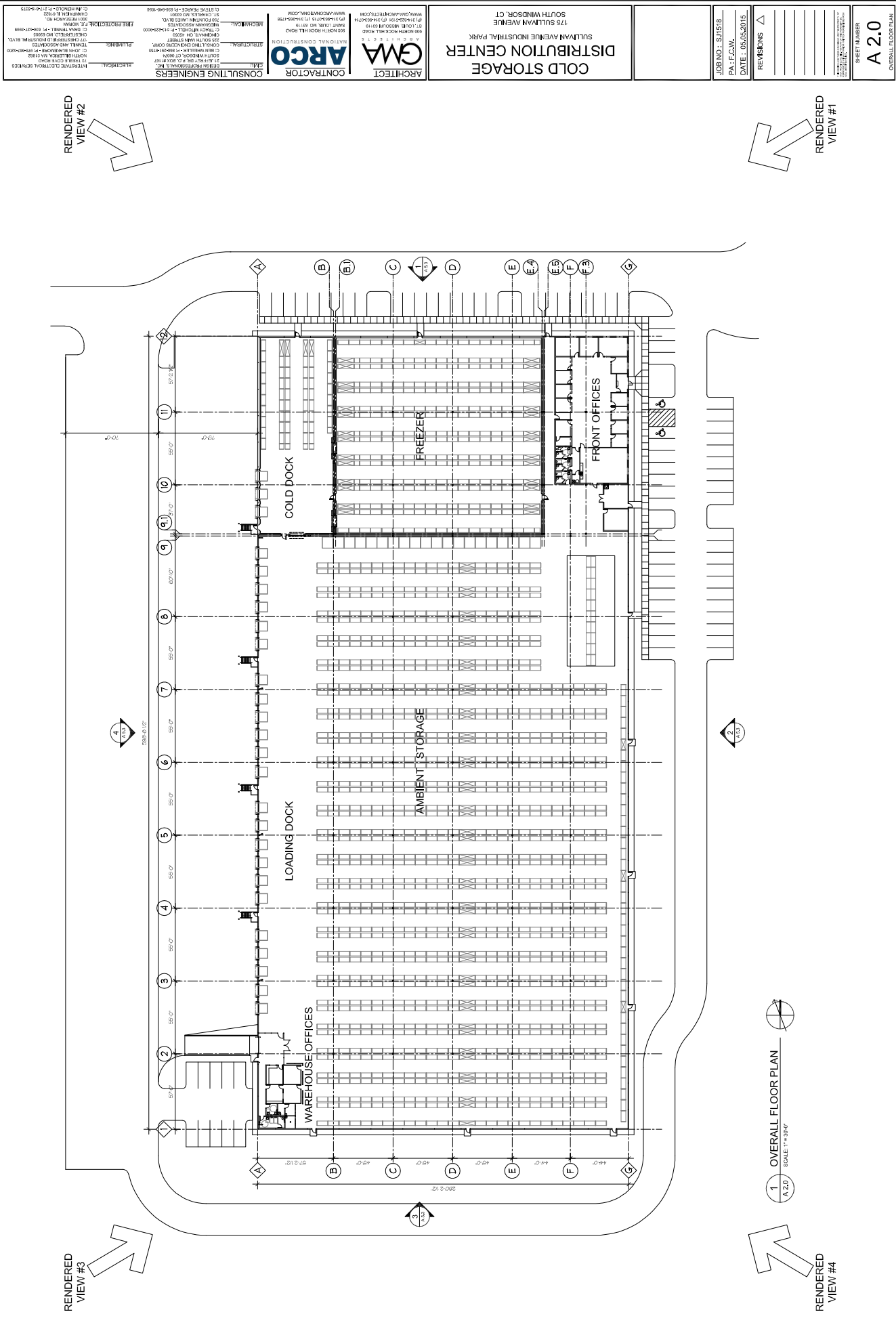
APPLICANT:	PROPERTY OWNER:
Scannell Properties #234, LLC 800 East 96th St., Suite 175 Indianapolis, IN 46240 317-218-1666	Scannell Properties #205, LLC 800 East 96th St., Suite 175 Indianapolis, IN 46240 317-218-1666

**CONTRACTOR:**

Arco National Construction Company, Inc.  
900 North Rock Hill Road  
St. Louis, MO 63119 314-963-0715







SHEET NUMBER  
**A 2.0**

OVERALL FLOOR PLAN

REVISIONS

DATE: 05/26/2015

PA: T.G.W.

JOB NO.: S01518

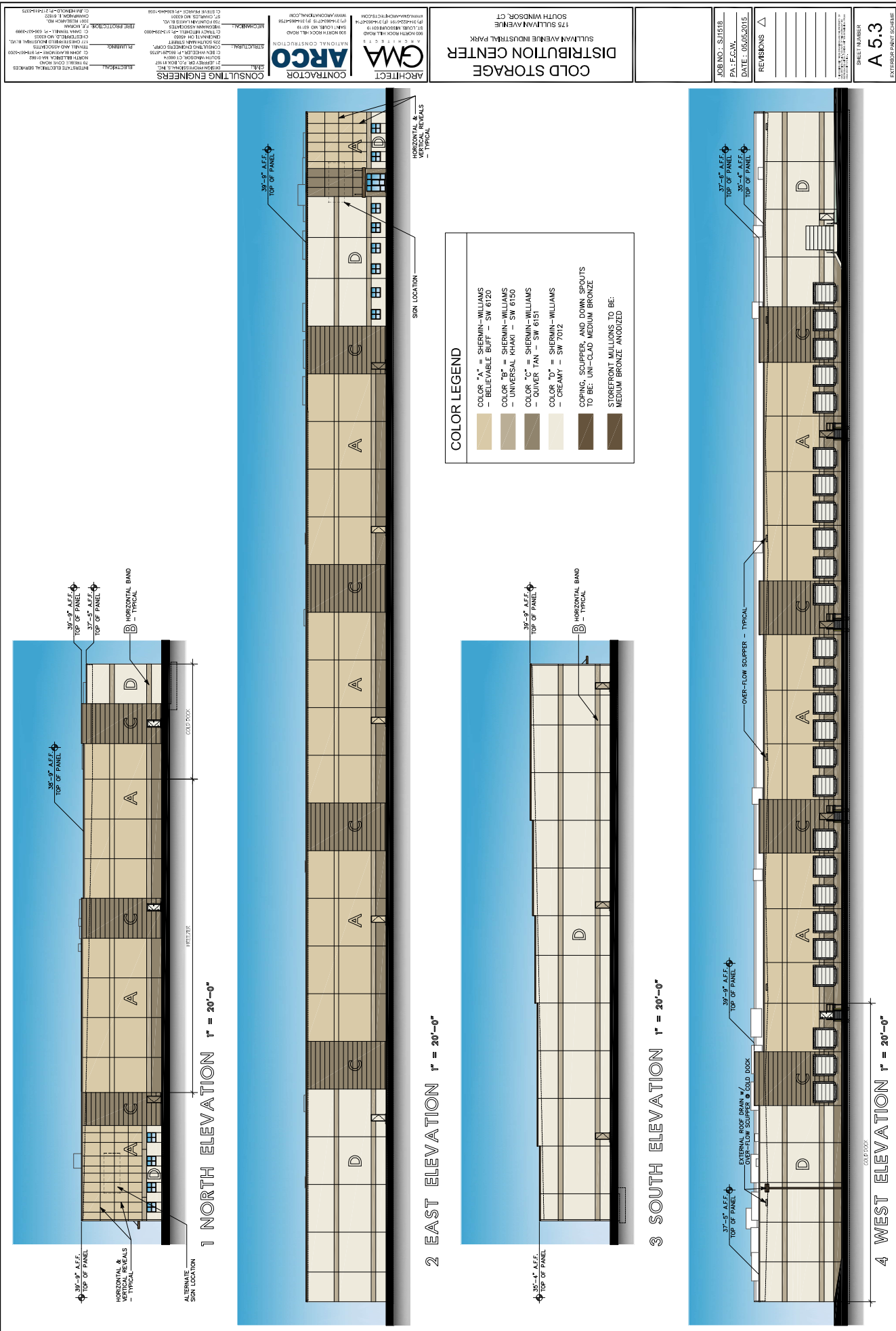
**COLD STORAGE  
DISTRIBUTION CENTER**  
SULLIVAN AVENUE INDUSTRIAL PARK  
SOUTH WINDSOR, CT

**ARCHITECT**  
**GMA**  
500 NORTH ROCK HILL ROAD  
SOUTH WINDSOR, CT 06094  
WWW.GMAARCHITECTS.COM

**CONTRACTOR**  
**ARCO**  
NATIONAL CONSTRUCTION  
500 NORTH ROCK HILL ROAD  
SOUTH WINDSOR, CT 06094  
WWW.ARCONATIONAL.COM

**CONSULTING ENGINEERS**  
**SLB CONSULTING**  
21 AUSTIN DRIVE, SUITE 100  
SOUTH WINDSOR, CT 06094  
WWW.SLB-CONSULTING.COM

**RENDERED VIEW #1**  
**RENDERED VIEW #2**  
**RENDERED VIEW #3**  
**RENDERED VIEW #4**





## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

**Certified #70111570000063328475**

May 27, 2015

Peter DeMallie  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: Appl. #15-28P – Regional Distribution Center II, 175 Sullivan Avenue

Dear Mr. DeMallie:

At the May 20, 2015 regular meeting, the Inland Wetlands Agency/Conservation Commission approved Appl. #15-28P – Regional Distribution Center II - 175 Sullivan Ave., Lot #3 - IWA/Conservation Commission application for an industrial site plan. The site is located southerly of Sullivan Ave, and easterly of John Fitch Blvd (RT-5). Industrial (I) 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 May 20, 2020. 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. Bond shall be collected in the amount of \$20,000 for installation and maintenance of erosion and sediment controls; \$20,000 for installation of stormwater controls.
5. Reconfiguration of peninsula in the mitigation area to maximize the travel path of water flow through the mitigation area to be shown on plans.
6. Check dams on the interconnecting swales to be shown on plans.
7. Coordination with town staff on maintenance and vector control in the created water bodies, to be added to Maintenance Plan.
8. All approvals required must be obtained and submitted prior to any activity on the site.
9. A contact person shall be identified on the plans.

Very truly yours,

INLAND WETLANDS AGENCY/CONSERVATION COMMISSION

Elizabeth A Warren, Chairperson

cc: Director of Planning  
Chief Building Official  
Attorney Gerlt



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

**CERTIFIED MAIL 7011 1570 0000 6337 1334**

May 29, 2015

Ms. Jill Marcotte  
Scannell Properties #234, LLC  
800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, IN 46240

Dear Ms. Marcotte:

Re: Appl.15-28P, Sullivan Avenue Industrial Park Regional Distribution Center II Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on May 26, 2015 to approve with modifications the above referenced application for a Site Plan of Development.

This approval is for site plan approval for a 167,763 sq ft distribution facility located on Lot #3 of Sullivan Avenue Industrial Park on property located at 175 Sullivan Avenue, I zone, as shown on plans prepared by Design Professionals, Inc. dated May 5, 2015 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 in the amount of \$20,000 to ensure compliance with the erosion and sediment control measures and \$20,000 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. If an Office of State Traffic Administration review and certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
13. In accordance with Section 5 and access management requirements, this approval is subject to the following:
  - An easement allowing cross access to and from the adjacent property on Sullivan Avenue must be shown granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.
  - At such time as a site plan is approved for the property to the immediate east or west, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.
14. Engineering comments dated 5/15/15 must be incorporated into the final plans.
15. In accordance with Section 6.3.3.F, the Commission has granted a waiver to allow 3 (three) exterior light poles to be 35 feet in height.
16. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 80 spaces.
17. All egress doors shall lead to a public way with a paved sidewalk.
18. The configuration of the easterly egress shall be reviewed by the State and the Town's Legal Traffic Authority in attempt to reduce the skew of the right only exit drive at the easterly most drive.

Black and white transparent mylars of Sheets # C6 and C7 with the above modifications, together with three blueprint copies of the entire set of plans with live signatures and raised seals (including architectural elevations and landscaping plans) must be submitted to this Commission to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission and the Water Pollution Control Authority 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.

Very Truly Yours,



Bart Pacekonis, Chairman  
Planning and Zoning Commission

BP/llz

cc: Town Engineer  
Chief Building Official  
Assessor  
Superintendent of Pollution Control  
Fire Marshal  
Peter DeMallie, Design Professionals, Inc.  
Attorney Wayne Gerlt



## Town of South Windsor

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

Peter DeMallie  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: Sullivan Avenue Industrial Park, Regional Distribution Center II - Lot #3  
WPCA Approval

Dear Mr. DeMallie:

The South Windsor Water Pollution Control Authority, at its regular meeting on June 2, 2015, gave approval for connection to the Town's sewerage system for a proposed commercial building (lot no. 3) located at 175 Sullivan Avenue, South Windsor, CT and as more specifically shown on plans entitled "Sullivan Avenue Industrial Park, Regional Multi-State Food Distribution Center, 175 Sullivan Avenue, South Windsor, CT"; prepared by Design Professionals, South Windsor, CT; Project No.: 3496; dated 4/5/2015, revised 6/1/2015 (Change Order #1); Sheet C-11 "Utility Plan". This approval is subject to the following conditions:

1. There will be a sanitary sewer sampling manhole installed;
2. An easement allowing the Town access to the sampling manhole on the building sewer for monitoring purposes must be reviewed and receive the prior approval of the Town Attorney;
3. A connection charge will be due in the amount of \$44,969.80 for 11.8 acres at the time of connection, the rates for which will be in effect until June 30, 2015; if expansion of the building is made in the future, there may be an additional connection charge due at that time.
4. Technical approval of the Town of South Windsor Engineering Department; and
5. Final Authority approval and acceptance of the sanitary sewerage connection will be conditional 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 on the final approval plans.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Aries", written over a horizontal line.

Richard Aries, Chairman  
Water Pollution Control Authority

cc: Michael J. Gantick, Director of Public Works  
Jeff Doolittle, Town Engineer  
Michele Lipe, Director of Planning Department  
Chris Dougan, Chief Building Inspector





## PZC Minutes 5-26-15

**MEMBERS PRESENT:** Bart Pacekonis, Viney Wilson, Mario Marrero, Elizabeth Kuehnel, Billy Carroll, Frank Bonzani

**ALTERNATES PRESENT:** Stephanie Dexter, Courtney King

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

### APPLICATIONS OFFICIALLY RECEIVED:

- **Appl. 15-30P, Julie's Barks & Bubbles LLC** – request for renewal of a two-year temporary and conditional permit to operate a doggie daycare and grooming business on property located at 1678 Ellington Road, RC zone
- **Appl. 15-31P, Cross Fit Brickyard** - request for a special exception to Section 7.13 and site plan of development to operate a personal training facility in approx. 16,000 sq ft of the existing facility, at 85 Nutmeg Road South, I zone

### PUBLIC HEARING / COUNCIL CHAMBERS

**CALL TO ORDER:** Chairman Pacekonis called the Public Hearing to order at 7:30 p.m.

Chairman Pacekonis appointed Alternate Commissioner Dexter to be seated for Commissioner Carroll and Alternate Commissioner King to be seated for Commissioner Foley.

Secretary Commissioner Marrero read the legal notice as it was published in the Journal Inquirer on Thursday, May 14, 2015 and Thursday, May 21, 2015.

Commissioner Carroll arrived at 7:32 p.m.

- **Appl. 15-28P, Regional Distribution Facility II** – request by Scannell Properties #234, LLC for site plan approval for a 167,763 sq ft distribution facility on 13.8 acres of property, located on Lot #3 of Sullivan Avenue Industrial Park, at 175 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch

Attorney Wayne Gerlt, representing Scannell Properties, began the request for a site plan of development for Lot 3, Building 2 noting the town sound ordinance for residential properties is applied at their building line. The closest residence is 1,600 feet away from the site and the closest residence from Main Street is 2,100 feet away.

Mr. Peter DeMallie, president of Design Professionals, Inc., showed the subject property, 175 Sullivan Avenue, on exhibits. The building will measure just under 168,000 sq ft with 26 loading docks in the receiving and shipping area. There will be no formal trailer parking areas. There will be parking for 71 cars in the northeast corner of the site. A 7,000 sq ft office area will serve as the main entrance on the easterly façade in the northeast corner of the building. There will be a freezer cooling space to the west and the majority of the building will be used for dry storage. The site is located on 13.85 acres of the 22 acres of what was the Patria property aka the Long View Driving Range. The new building will be set back 133 feet from the front property line on Sullivan Avenue. Impervious coverage will be less than 50 % (65% allowed) with under 30% lot coverage (50% allowed). Maximum building height will be up to 40 feet.

The primary entrance to the site will be off the northeast corner of Lot 2 at the reconfigured, signalized intersection of Rye Street and Sullivan Avenue. The overall circulation for the site will include a fire lane loop around the building as required by the fire marshal. There is a wetlands mitigation area of less than one acre located in the southerly portion of



the industrial park which will serve Lot 2 and Lot 3. IWACC approval was granted on May 20<sup>th</sup>. The 10' wide multi-modal pathway will be included along the entire frontage.

A modification to the requirement for parking is sought. One hundred and eighty-two spaces are required. There are 80 parking spaces planned with 71 in the northeast corner and 9 for the loading area office in the southwest corner. A reduction of 102 spaces is sought although the entire 182 spaces can be accommodated on site if needed in the future.

A site lighting waiver for pole heights of three lights is also being sought. Mr. DeMallie noted Ms. Kim Bradley of GEI Associates was present and available for questions.

Mr. Daniel Jameson, professional engineer for Design Professionals, Inc., described the drainage on Lot 3 going to the water quality basin with no increase in peak flows to the drainage area projected.

Mr. Ben Wheeler, professional landscape architect for Design Professionals, Inc., went over site circulation. The Office of State Traffic Administration, OSTA, has received traffic reports from Bubaris Traffic Associates, and has been in review of the overall project and circulation. It has been requested that the drive across the front of the buildings be modified to insure the largest vehicles can maneuver the site without back up of traffic onto Sullivan Avenue. OSTA was in contention with the proposed right in right out egress previously proposed for the eastern end of the site. The present plan reflects the elimination of the right in, leaving a right out only configuration, and skewed at an angle to prevent illegal left turns onto Sullivan Avenue.

Building plans were prepared by GMA Architects and received favorable recommendation from ADRC on May 21. The same type of construction and color scheme is planned to match Building 1. Elevations of the building were shown.

Landscaping was described to match Building 1 with a landscape berm along the Sullivan Avenue frontage. Street tree requirements and interior landscaping in the parking areas will be met. The water quality basin and the wetland mitigation area will have additional plantings.

CT Water Company has required all three buildings in the industrial park to have a fire water tank which will be located in the southwest corner of the site. Evergreen trees will be planted in that area for buffering. Fire suppression engineers will determine whether a paved drive to the tank will need to be provided.

Most of the proposed site lighting will be LED, full cut off, dark sky compliant, building mounted lights. A waiver is requested for three of the light poles in the westerly side of truck loading area to be 35' high. They will be located between the two 40' tall buildings and over 250' away from Sullivan Avenue. The same type of waiver was previously granted for Building I.

There is one ground mounted sign proposed at the Rye Street intersection and one building mounted sign over the office area in the northeast corner. An additional building mounted sign will be proposed at the time sign permits applications.

Per comments from the Town Engineer regarding circulation, there will be signage to limit public access on the fire lane which is to be used for fire and emergency vehicle access only. This signage will be shown on final plans as well as the access easement over the sanitary manhole. A WPCA application has been applied for. Mr. Wheeler stated all other comments from the Town Engineer will be addressed.

Mr. DeMallie addressed review comments from the Director of Planning concerning hours of operation. The facility will operate between 3 PM on Sundays through 6 PM on Fridays for 24 hour operations with occasional Saturday morning operations. Concerning the count of automobiles, the first shift will have 35 to 40 people arriving between 5 AM – 9 AM with 55 to 60 cars expected during the day. The first shift will end between 2:30 PM – 5:30 PM. The second shift will have 20 people arriving at 4 PM and departing between midnight and 2 AM. Ten trucks will be dispatched from the site daily between 4 AM – 5 AM and returning to site by 6 PM. The fleet will have both refrigerated and non refrigerated trucks based on demand from clients. Approximately 20 trucks will be received daily bringing shipments into the facility between 5:30 AM and noon. The refrigerated trucks will be cooled before and during loading. The reefer units on the trucks are set on an auto cycle to maintain temperature and run approximately 50% of the time.

The traffic signals on Sullivan Avenue are too far apart to be synchronized but the decision will ultimately be from CT DOT.

Mr. Jim Bubaris of Bubaris Traffic Associates stated an application has been made to OSTA to review the comprehensive traffic operations analysis for the subdivision plan. The intended users of Building 1 and Building 2 are proposing to generate less traffic than what was required to be evaluated for OSTA but higher traffic numbers have to be analyzed for the full potential land use of the industrial park. The five proposed site drives for the three proposed buildings were discussed.

Mr. DeMallie stated the driveway along Sullivan Avenue will also be available to the properties to the east along the railroad tracks by way of an extension to the access drive.

Director of Planning, Michele Lipe, gave staff comments:

- Request for site plan approval for a 167,763 sq ft distribution facility on 13.8 acres of property, located on the recently created Lot #3 of Sullivan Avenue Industrial Park, to be known as 175 Sullivan Avenue, I zone.
- The application appears to meet all zoning requirements.
- The site is entirely surrounded by industrially-zoned property. The applicant is meeting the required interior landscaping requirement of 10% through plantings and islands throughout the parking areas. A landscaped berm, 5-6 feet in height along Sullivan Avenue, has been proposed to screen the parking and loading dock areas. Varieties of deciduous and evergreen plantings are proposed on the berm and will be similar in design to the adjacent site and are proposed as larger at planting as was required with Lot #2. A ten foot multi-use path approved with the subdivision is shown along the Sullivan Ave frontage.
- The parking requirement based on the zoning regulations for the warehouse and office breakdown is 182 spaces. The plan shows 80 spaces and the developer is requesting a modification to the number of parking spaces (102 spaces) in accordance with Section 6.4.9. This allows the PZC to reduce the number required when demonstrated that:
  - The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
  - The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations.
  - The applicant has indicated that based on the tenant's experience, the 80 spaces meets their needs and reduces unnecessary increase in storm water run off.
- The loading docks for this building are located on the westerly side of the building way facing the loading docks for building #1. The facilities hours will be: 3 PM on Sundays through 6 PM on Fridays with occasional hours on Saturdays.
- An updated traffic report has been submitted for this project outlining the square footage reductions from the original report. At staff's request, the applicant did provide the following breakdown of vehicular usage on site:
  - Daily (24 hour period) count of automobiles in and out of the facility is expected to be 55-60 total of which 35-40 autos will arrive at the site between 5:00 AM - 9:00 AM and then depart from the facility between 2:30 PM – 5:30 PM.~ Approximately 20 automobiles will arrive at the facility (for second shift operations) at approximately 4:00 PM and then depart from the facility between 12:00 AM – 2:00 AM.
  - The facility will receive approximately 20 trucks per day, generally between 5:30 AM – 12:00 PM.~ Do these trucks stay on site or leave after emptied?
  - Approximately 10 trucks are to be dispatched daily between 4:00 - 5:00 AM and will return to the facility generally by 6:00 AM daily.
- Because the intended user of the site will have refrigeration trucks, we have asked the applicant to address any potential noise that may be generated by the trucks on site. As with any business in town, this business would be subject to the Town's Noise Ordinance.
- This property is subject to the access management regulations and all easements were secured with the original subdivision approval. There is an internal access drive parallel to Sullivan Ave that will service this lot as well as

a right only exit on the eastern end.

- Office of State Traffic Administration approval is required; and OSTA has full jurisdiction over traffic signals and road improvements on State roads.
- All proposed lighting has full cutoff fixtures and the pole height 25' poles as well as wall paks on the buildings. Similar to the adjacent building, the applicant has requested a waiver to be allowed to have 3 (three) 35 foot high poles in the loading dock area.
- The applicant has provided a colored elevation. They intend to have both a free standing and building signage.
- Architectural and Design Review Committee reviewed the proposal on May 21, 2015. It was represented that there would be many similarities in materials and colors of the two distribution facilities. One difference is the type of lighting to be utilized on site. This site will have LED lighting and the adjacent site will not. The ADRC was satisfied with the proposal as presented.
- The Fire Marshal has reviewed the plans and has requested that the plans be modified so that all egress doors lead to a public way via a paved sidewalk.
- There are regulated wetlands on the site. IWA/CC approved this application on May 20, 2015 with standard approval conditions and the following bonding requirements: A bond shall be collected in the amount of \$20,000 placement and maintenance of erosion and sediment controls, and \$20,000 for installation of storm water systems. The wetlands mitigation bond was posted previously.
- Public water and sewer are provided. Water Pollution Control Authority is required.

If this application is approved, the planning department has no additional modifications to request.

Town Engineer, Jeff Doolittle, gave staff comments:

- The proposed exit driveway to east bound Sullivan Avenue is shown intersecting this road at a very small angle (about 15 degrees) and looks like an entrance lane or ramp. This is NOT a good design. Driveways should be designed to intersect roadways at as close to a 90 degree angle as possible, similar to an intersection. Designing a driveway to intersect a road at a small angle makes it difficult for a driver entering the road to see approaching traffic in the lane they are entering,, because they must look back over their shoulder which is difficult. The driver's effective sight line is reduced if they can not easily look back over their shoulder. This driveway should be redesigned to connect with Sullivan Avenue at an angle as close to 90 degrees as possible, as is shown in the overall Concept Plan.
- Eliminate the slight 'S' curve in the proposed exit driveway and straighten out this driveway to Sullivan Avenue as this curve may be difficult for large trucks to maneuver.
- Label all signs and lines (stop, lane, parking, etc.) on the plans.
- I suggest signs and/or a gate be installed at the beginning of the fire lane to the south of the parking area on the east side of the building. These will let drivers know it is a fire lane, not for through traffic, and not for parking.
- Is a paved access drive to the fire tank needed? This is not shown.
- The proposed berm in front of the building (along Sullivan Avenue) needs to be longer and higher to provide any screening of this building.
- The first rip rap channel from the parking lot to the water quality basin to the east of the building should be modified to start at the east end of the paved leak-off and go straight into this basin at an angle. This will work better than coming off the side of the leak-off and then turning 90 degrees into the basin.
- The plans show roof drains and leaders from the west side of the building to the swale on Lot 2. No roof drains or leaders are shown on the east side of the building, so the only water going to the eastern water quality basin is from the eastern parking and part of the front parking lot. Is this correct?
- Water will not flow much in the long flat swale heading south from the eastern water quality basin to the wetlands mitigation area. Water will back up in the wetlands mitigation area and the eastern swale and the eastern water quality basin because the only outlet from the wetlands mitigation area is a riprap emergency spillway at elevation 79.5 and the long flat swale is shown at elevation 78.5. This may also cause part of the eastern parking area to flood. The elevations and channels in the eastern and southern drainage system need to be checked and revised or explained better.
- Label the wetlands mitigation area to the south of the proposed building and show the grading and elevation contours for this area.

- The sanitary sewer lateral from the building to the manhole in Sullivan Avenue should have at least a 2% slope per Town standards, not 1% as shown.
- Calculations and estimates of the wastewater flows expected from this building need to be provided.
- An access easement to the Town of South Windsor is needed from the proposed sanitary manhole to Sullivan Avenue for inspection and maintenance.
- The electric, cable, telephone, and gas utilities for this building need to be shown.
- The detail sheets include details for an underdrain, and gravel road to outlet structure but these are not shown on the plans. Please explain.
- The details for the rip rap swale and level spreader need to include 6 inches of gravel between the geotextile/filter fabric and rip rap.
- This plan must be submitted to the WPCA for their review and approval to connect to the Town's sanitary sewer system.

Ms. Jill Marcotte of Scannell Properties responded to the Town Engineer's questions in respect to the 20 trucks coming into the site at different times daily. They will be parked at the loading docks and cooled prior and during loading, and would leave at different times. If the trucks remained overnight they would leave at different times in the early morning hours. Mr. Doolittle asked if the refrigeration units could be plugged into electrical outlets when staying on site so they are quieter than running off diesel engines. Ms. Marcotte replied since they are not intended to stay for a full 24 hour period, they will run on diesel with a shut off system when trucks are cooled to a set temperature and then shut off for energy conservation as well as noise control.

Ms. Margaret Shea, resident of Abbe Road, spoke in favor of the application stating the concept is great for the location and will incorporate with the industrial area and add to the town tax base.

Mr. William Mitchell, resident of Christine Lane, spoke in support of the project and thanked the developer for their donation to the Wood Memorial Library.

Mr. John Mitchell, resident of Windy Hill Drive, spoke in favor of the application and the transformation of the property's potential into a valuable addition to the Town's grand list. This type of responsible growth helps South Windsor maintain its prominence as one of the most desirable towns in Connecticut.

Mr. Robert Urso, resident of Arthur Drive, spoke as tax payer and business man in support of the project which will create jobs, add to the tax base, and help the small businesses on Sullivan Avenue and Route 5 to grow.

Mr. Robert Dickinson, resident of Birch Road, complemented the design and appearance of the warehouse facility as compared to those in the past. The need for an increase to the tax base is demonstrated by the recent reduction of the education budget to below what was thought to be the minimum needed.

Ms. Kathy Kerrigan, resident of Main Street, spoke in opposition and concern stating noise is the issue and noted that the Increase Clapp House at the corner of Sullivan and Route 5 is residentially zoned. She referred to a sound study done in California for a large trucking warehouse with refrigerated trucks. Those studies resulted in limiting the number and timing of trucks in order to keep decibel levels down. Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 decibels. Prolonged exposure to 90 decibels causes permanent cell damage and loss of hearing. Back up beeping noise from trucks ranges from 97 to 112 decibels. She asked for the Commission to review the exceptions to the Noise Control Ordinance addressed in the South Windsor Code of Ordinances regarding when a mobile source of noise (truck) has maneuvered into position at a loading dock. Truck noise has been a big concern for residents of the area and now will increase with the addition of refrigerated reefer trucks which generate more sound with a 24 hour operating schedule. Ms. Kerrigan gave a copy of the study and Noise Control Ordinance to the Chairman (Exhibit A).

Ms. Jessica Glass, resident of Main Street, spoke in opposition and concern noting refrigerated trucks and noise concerns were not mentioned in the application. The railroad east of Lot 2 can be clearly heard on Main Street and the noise generated from this industrial park will be heard and especially when carried by the wind. She asked for a study of noise distribution and noted the lack of clarity on the number of refrigerated trucks that would be on site powered by diesel at one time. Ms. Glass requested the Commission delay their decision or deny the application until further information is submitted and clarified.

Mr. Tony Macro, resident of Main Street, added a coda to Ms. Kerrigan's comments noting at a prior meeting concerning a zone change for northern Route 5 the presenter of this application emphasized noise is detrimental to a quality of life. Noise has become a real problem in South Windsor most of which is generated by trucks which now use the Sullivan Avenue corridor up to Five Corners. Refrigerated trucks with diesel engines running reefer units generating noise should be investigated to know if they are within legal limits. Mr. Macro also lamented the loss of fertile, alluvial soil on the site to be replaced by vast expanses of concrete and metal. He suggested rooftop solar installations and green roof gardens to mitigate the loss and urged the Commission and town to consider leasing space on these large rooftops to take financial advantage to benefit the taxpayers.

Commissioner Dexter asked about solar rooftop installations. Ms. Marcotte stated solar is considered for some projects where there are incentive programs and where the design of the facility, roof loads, duration of the tenancy, and the overall cost of installation allows for it. It is ultimately up to the tenant in every case. This facility has a rooftop unit screened with the slope of the roof which does not make it conducive for solar.

Commissioner Bonzani noted how loud back up alarms are on trucks and asked if anyone has investigated the decibel levels. Attorney Gerlt stated there has not been a noise study done for the site nor for back up alarms. He submitted the Noise Ordinance from the South Windsor Code of Ordinances (Exhibit B) to the Chairman. The Attorney stated the ordinance excludes back up alarms and stationary trucks and that reefer units are not regulated. He clarified the Increase Clapp House is not in a residential but an industrial zone where the decibel limit is 70. The user has to comply with the decibel limits at the residential property zone as required by the ordinance.

Commissioner Kuehnel asked the Town Engineer if his concerns have been addressed by the applicant. Mr. Doolittle stated most have been answered but there is still confusion over the truck traffic in and out of the site. Ms. Marcotte clarified overall the total trips as 20 receiving, 10 dispatched with those 10 coming back, to make a total of 40 trucks in a 24 hour period.

Commissioner Kuehnel asked Mr. Doolittle about the access for trucks leaving the site. Mr. Doolittle remarked the geometry of the access is difficult. The requirement for the skew is a valid point but the driveway could be realigned so that it is squarer to Sullivan Avenue and still work. Ms. Lipe added Sergeant Buonanducci expressed the same concerns and will be expressing those concerns to the State.

Commissioner Marrero stated there is no reason not to lessen the angle of the skew of the drive. The benefits will give better sight lines and lessen the jog in the sidewalk. He discussed the access drive right turn lanes with Mr. Bubaris. Commissioner Marrero asked to see the area where all the required parking spaces would go if needed. Mr. Wheeler showed a conceptual parking plan which showed the 182 spaces required by zoning on the site with very little changes to the site's circulation. Commissioner Marrero asked if all drainage from the site would be contained on site and not go onto the state roadway system. Mr. Wheeler stated the drainage from the site would go over the Building 1 site and overflows into the Route 5 drainage system; however would not increase any peak flows.

Commissioner Carroll clarified truck numbers and the geometry of the angle of the exit with Mr. Wheeler. Mr. Doolittle stated the traffic unit sergeant was not pleased with the skew of the angle and will require discussions with OSTA. Mr. Wheeler welcomed the Town's input to the State. The Commissioner asked if green roofs would be considered. Ms. Marcotte, Mr. Doolittle, and Mr. Wheeler answered agreeing it can be done in northern climates but that the structural support becomes a big factor on industrial buildings.

Chairman Pacekonis stated he did not have problems with the parking or pole light waivers and asked if the parking base would have reinforced concrete for the truck traffic. Ms. Marcotte described the dock apron, drive lanes, and auto parking surfaces as shown on the plans. The Chairman requested sound information on the reefer units and how many will be on site at any one time. Ms. Marcotte stated the information can be furnished from comparable facilities. The Chairman and Mr. Wheeler discussed access management for the two uses on the east side of the property and skew of the driveway. Ms. Marcotte described the long term lease of the tenant as 15 years beginning April of 2016. The distribution center will serve all of New England and upper state New York.

The Chairman closed the public hearing at 9:50 p.m.

## REGULAR MEETING / MADDEN ROOM

CALL TO ORDER: Chairman Pacekonis opened the Regular Meeting at 9:55 p.m.

PUBLIC PARTICIPATION:

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

- **Appl. 15-22P, Carla's Pasta Site Plan** – request for site plan modification to add approximately 177,000 sf to the property located at 50 Talbot Lane, I zone

Mr. Peter DeMallie of Design Professionals, Inc. began the presentation describing Carla's Pasta's history and the proposed 177,000 sq ft addition for their increased production. The site will be increased from 7.2 acres to 19.85 acres. Existing parking will be reconfigured to create 274 parking spaces. The new loading and receiving area, secondary egress point, and fire lane was shown. IWA/CC approved a 1.84 acre mitigation area on May 20, 2015. A waiver to the lighting in the shipping and receiving area and a parking modification are being requested.

Commissioner Kuehnel made a motion to extend the meeting past 10 p.m.

Seconded by Commissioner Marrero

The motion passed 5 - 2 with Commissioners Marrero, King, Kuehnel, Wilson, and Pacekonis voting for, and Commissioners Bonzani and Carroll voting against.

Commissioner Carroll left the meeting. Chairman Pacekonis reappointed Alternate Commissioner Dexter to be seated for Commissioner Carroll.

Mr. DeMallie stated 274 parking spaces cover the maximum number of employees. They do not see any significant expansion beyond what is proposed with this application. 311 parking spaces are shown on the plan and a parking modification is sought.

Mr. Daniel Jameson of Design Professionals described storm water drainage for the site.

Mr. Ben Wheeler of Design Professionals, Inc. described landscaping for the site. The buffer requirement for abutting residential properties on the southern portion of the property to the east is being met with a preexisting berm with mature trees created when the Constitutional Landing subdivision was created. Evergreen trees and plantings will be added to wetlands mitigation area. Evergreen trees will be added to the entrance drive at Nutmeg Road South and to the side of the truck court area for screening of loading docks. Site lighting will be dark sky compliant LED lighting. The eastern parking area will have pole mounted lights less than 25' high. The southern parking area will have wall mounted lights. A waiver is requested for four poles mounted lights will be in the truck court area to be up to 35' high which will be below the height of the building. The main entrance off Talbot Lane has an existing ground mounted sign and a new ground mounted sign is proposed for Nutmeg Road South.

Director of Planning, Michele Lipe, gave staff comments:

- Request for a site plan approval for an approx. 177,000 sq ft expansion to the existing manufacturing facility located at 55 Talbot Lane, I zone. The applicant is acquiring some additional land that was a part of the Constitution Landing industrial subdivision.
- The development is proposed to have two phases. The plan calls out the improvements that will be completed at the end of phase 1. Maximum impervious coverage allowed is 65%; after completion of the second phase the impervious coverage will approximately 47 %. It appears all other zoning requirements have been met.
- Proposed building height is 40 feet at its highest point, 40 feet maximum allowed.
- There is a 50-foot buffer required in the southeast corner of the site extending along the residential properties to the east. The buffer currently consists of a 7'-8' high berm and an area of dense vegetation. In addition there is a conservation easement that extends 25 feet westerly beyond the buffer for added buffering of the residential properties.
- A new access drive from Nutmeg Road North will be for truck traffic to access the proposed loading docks on the westerly side of the building (opposite the residential properties). They anticipate approximately 15 large trucks

daily. There is no outdoor storage proposed with this application.

- Required parking is 311 spaces; 274 spaces provided. The applicant is requesting a modification in accordance with Section 6.4.9. This allows the PZC to reduce the number required when demonstrated that:
  - The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
  - The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations. The number of parking spaces provided is based on anticipated visitors and the number of employees for the largest shift.
- The applicant will have to make an application to OSTA as they have exceeded the square footage and parking spaces thresholds.
- The Architectural and Design Review Committee reviewed this site on May 21. ADRC and forwarded a favorable recommendation.
- Lighting is proposed to be 25 foot pole mounted fixtures, in the new parking area on the easterly side of the building and wal-pak fixtures along the rear and westerly side. In addition, the applicant has requested a waiver to be allowed to have 4 (four) 35 foot high poles in the loading dock area. 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;
  - topography of the land makes the property suitable for higher poles.
- There are regulated wetlands on site that will be filled with this application. IWA/CC approved the site on May 20 with some minor plan modifications:
  - Bond in the amount of \$20,000 for installation and maintenance of erosion and sediment controls; \$20,000 for installation of stormwater controls; and \$50,000 for wetlands mitigation.
- Public water and sewer are provided. The Fire Marshal has requested and is waiting for design information related to water flows. Water Pollution Control Authority approval is required.

If approved, Planning Department has no additional modifications to request.

Town Engineer, Jeff Doolittle, gave staff comments:

- Additional information is needed for the following item:
- Before and after development drainage calculations for each and every rainfall surface area contributing runoff to the receiving area.
- Soil test pit reports for use in determining the capacities of the proposed Stormtech units and the retention basin.
- Volume and flow calculations for the retention basin.
- Water Quality volume and flow calculations.
- Topography for the west side of the swale on the west side of the site.
- Topography from the end of the west side swale to the retention basin, such as spot elevations.
- If the north-south swale west of the building is to be a vegetated swale, it should be identified as such on the plan. Flow, volume and velocity should be calculated to determine that the swale has adequate capacity and is stable.
- The southern most level spreader should be labeled on the plan.
- The Storm Sewer Collection Report should provide a narrative explaining the before and after development conditions, including the function of the proposed stilling basin and the flat 36" pipe on the east side of the site.
- The before and after development drainage areas should be shown on full size plans.
- The catch basin on the east side of Nutmeg Road South north of the site access road should be relocated to the curb line and should be shown with the top of frame and pipe invert elevations.
- A pavement saw cut should be noted at Nutmeg Road South and the site access road



Commissioners asked questions.

Commissioner Wilson made a motion to approve with modifications:

- Prior to commencement of any site work, a meeting must be held with Town Staff.
- No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$20,000 to ensure compliance with the erosion and sediment control measures and \$20,000 to ensure establishment of storm water system and \$50,000 for the construction of the wetlands mitigation.
- A landscape bond in the amount of \$8,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
- All bonds must be in one of the forms described in the enclosed Bond Policy.
- An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
- All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- The building street number must be included on the final plan.
- Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- If an Office of State Traffic Authority certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
- Town Engineer's review comments dated May 15, 2015 must be incorporated into the final plans.
- A waiver to Section 6.3.3.F has been granted to allow 4 (four) exterior light poles to be 35 feet in height.
- In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 274 spaces.
- Zoning data information for Phase I shall be added to the plans.

Commissioner Kuehnelt seconded the motion.

Chairman Pacekonis asked about the existing fuel cell.

Mr. Sergio Squatrito representing the owner's family replied.

The motion carried and the vote was unanimous.

- **Appl. 15-28P, Regional Distribution Facility II** – request by Scannell Properties #234, LLC for site plan approval for a 167,763 sq ft distribution facility on 13.8 acres of property, located on Lot #3 of Sullivan Avenue Industrial Park, at 175 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone

Commissioners asked questions and discussed the request with the Director of Planning and Town Engineer.

Commissioner Wilson made a motion to approve with modifications:

- Prior to commencement of any site work, a meeting must be held with Town Staff.
- No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$20,000 to ensure compliance with the erosion and sediment control measures and \$20,000 to ensure establishment of storm water system.
- 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.

- All bonds must be in one of the forms described in the enclosed Bond Policy.
- An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
- All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- The building street number must be included on the final plan.
- Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- If an Office of State Traffic Administration review and certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
- In accordance with Section 5 and access management requirements, this approval is subject to the following:
  - An easement allowing cross access to and from the adjacent property on Sullivan Avenue must be shown granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.
  - At such time as a site plan is approved for the property to the immediate east or west, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.
- Engineering comments dated 5/15/15 must be incorporated into the final plans.
- A waiver to Section 6.3.3.F has been granted to allow 3 (three) exterior light poles to be 35 feet in height.
- In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 80 spaces.
- All egress doors shall lead to a public way with a paved sidewalk.
- The configuration of the easterly egress shall be reviewed by the State and the legal traffic authority in attempt to reduce the skew.

Commissioner Kuehnel seconded the motion.

Chairman Pacekonis requested an approval condition that the reefer units meet noise standards. Ms. Lipe stated that sound information will be requested. It was noted that this use is subject to the Town's Noise Ordinance.

The motion carried and the vote was unanimous.

#### **BONDS: Callings/Reductions/Settings**

- Appl. 13-03W, Fritz House Lot E&S Bond in the amount of \$3,000 to be reduced by \$3,00 to leave a balance of -0-

Commissioner Wilson made a motion to reduce the above mentioned bond. Commissioner Kuehnel seconded the motion. The motion carried and the vote was unanimous.

**MINUTES:** 4/28/15 and 5/12/15 approved by consensus

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

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the regular meeting at 10:32 p.m. was made by Commissioner Bonzani  
Seconded by Commissioner King  
The motion carried and the vote was unanimous.

Respectfully Submitted,  
Lauren L Zarambo  
Recording Secretary

**Parksite Plunkett-Webster Building Products  
Warehouse & Distribution Center  
455 Sullivan Avenue**

TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM



Application No: \_\_\_\_\_  
Official Receipt Date: \_\_\_\_\_  
Receipt No: \_\_\_\_\_

APPLICANT: Parkside Plunkett-Webster

ADDRESS: 299 Strong Road, P.O. Box 8, South Windsor, CT 06074

OWNER OF RECORD ON LAND RECORDS: 425 Sullivan Avenue, L.L.C. c/o David Goldblum

ADDRESS: 155 East Street, New Haven, CT 06511

COMPLETE LOCATION OF PROPERTY: 455 Sullivan Ave.

ASSESSOR'S MAP # 110 PARCEL # 15 ZONE I

NAME, ADDRESS, TEL & FAX # OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Peter R. DeMallie, Design Professionals, Inc. 165 S.Satellite Rd. South Windsor, CT 06074

(860) 291-8755 / fax: 291-8757

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

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing required and Certified letter to abutters required)
- ☐ Subdivision/Resubdivision ☐ Open Space Subdivision (Public Hearing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Approval
- ☒ Special Exception to Article 6.1.3.2 (Public Hearing, Certified letter to abutters required)
- ☒ Site Plan of Development
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 15) and/or Earth Removal (Sec. 14 - Public Hearing required)
- ☐ Regulation Amendment: ☐ Zoning ☐ Subdivision (Attach proposed amendment)
- Temporary and Conditional Permit for \_\_\_\_\_
- ☐ Major Home Occupation 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.

Peter R. DeMallie / Agent  
Signature of Applicant

Peter R. DeMallie / Agent  
Signature of Property Owner

(See reverse side for additional information)

# Parksite Plunkett - Webster

Building Products Distribution Center

## SITE PLAN OF DEVELOPMENT/SPECIAL EXCEPTION

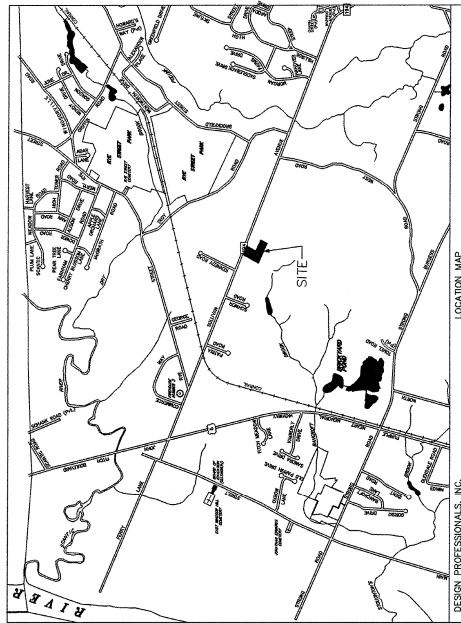
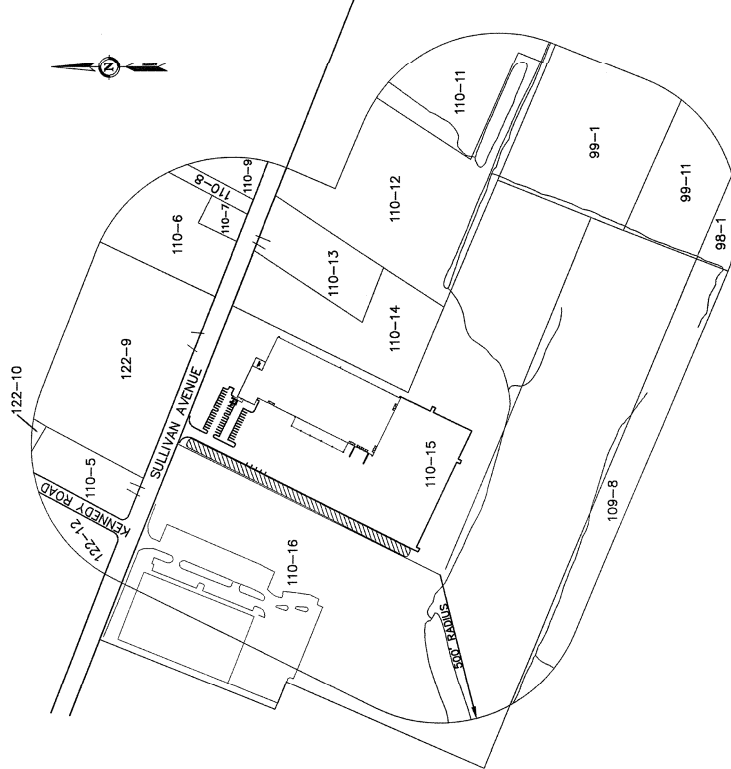
455 SULLIVAN AVENUE • SOUTH WINDSOR • CONNECTICUT

prepared by:

**design professionals, inc.**  
Civil Engineers - Planners - Surveyors - GIS  
145 South Saddle Road  
06074-2283 FAX (860) 291-2757

**LADA, P.C.**  
Land Planners  
1000 Main Street, Suite 200  
06074-2283 FAX (860) 291-2757

**Schoenhardt**  
Architecture + Interior Design  
One Memorial Plaza  
06074-2283 FAX (860) 291-2757



MAP	LOT	N/F ABUTTER LIST
89	1	127 HANNAH DR.
89	1	201 WEST ST.
89	1	201 WEST ST.
110	5	127 HANNAH DR.
110	6	127 HANNAH DR.
110	7	127 HANNAH DR.
110	8	127 HANNAH DR.
110	9	127 HANNAH DR.
110	10	127 HANNAH DR.
110	11	127 HANNAH DR.
110	12	127 HANNAH DR.
110	13	127 HANNAH DR.
110	14	127 HANNAH DR.
110	15	127 HANNAH DR.
110	16	127 HANNAH DR.
122	9	127 HANNAH DR.
122	10	127 HANNAH DR.
122	11	127 HANNAH DR.
122	12	127 HANNAH DR.

ZONE	INDUSTRIAL (I)	INDUSTRIAL (I)	INDUSTRIAL (I)
ITEM	1	2	3
Lot Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
Lot Depth	100 ft.	100 ft.	100 ft.
Lot Width	100 ft.	100 ft.	100 ft.
Lot Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
Lot Depth	100 ft.	100 ft.	100 ft.
Lot Width	100 ft.	100 ft.	100 ft.
Lot Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
Lot Depth	100 ft.	100 ft.	100 ft.
Lot Width	100 ft.	100 ft.	100 ft.

Note: Total proposed building area = 104,752 sq. ft.  
Parking Space = 8' x 18' min.  
Warehouse Building = 99,342 sq. ft.  
Office = 5,410 sq. ft. @ 4.5 spaces/1,000 sq. ft. = 24.36  
TOTAL REQUIRED PARKING = 114.83 spaces  
Available spaces = 148 spaces  
w/over requested for 71 parking spaces per section 13.4.1 of the zoning regulations

### SHEET INDEX

- 1 COVER SHEET ~ KEY MAP
- 2 BOUNDARY MAP
- 3-5 PLOT PLAN
- 6-8 SITE PLAN
- 9-11 EROSION CONTROL PLAN
- 12 WIDENING PLAN - SULLIVAN AVENUE
- 13-14 DETAILS
- A-4 ARCHITECTURAL ELEVATIONS
- E1 EASEMENT PLAN
- L1 PLANTING PLAN

KEY MAP  
SCALE 1"=200'

OWNER/APPLICANT  
Parksite Plunkett ~ Webster  
299 Strong Road  
P.O. Box 8  
South Windsor, Connecticut 06074  
Tel. 1-800-243-2283  
Fax (860) 528-2048

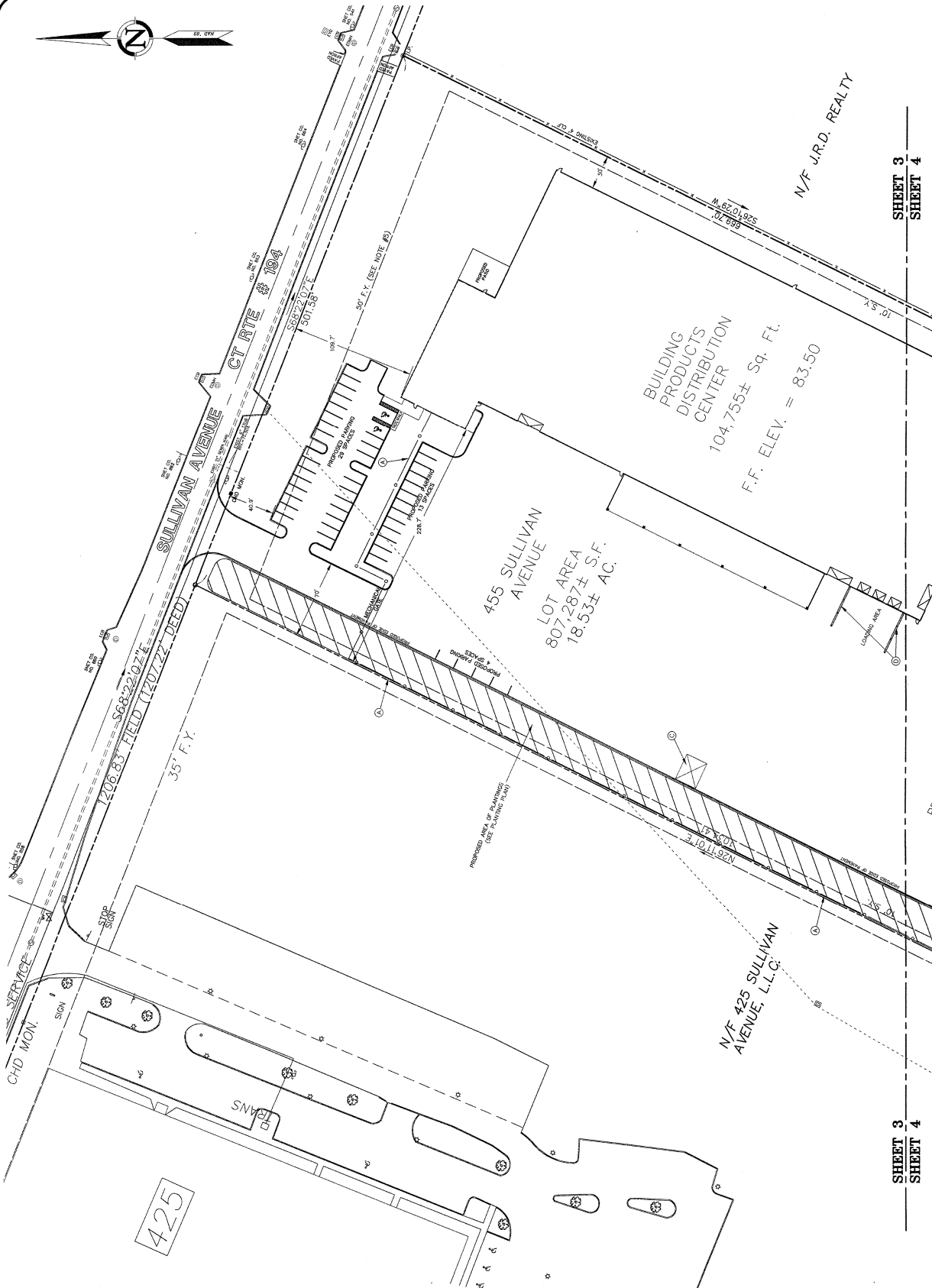
NOTES:  
THESE DRAWINGS ARE THE PROPERTY OF DESIGN PROFESSIONALS, INC. AND HAVE BEEN  
PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THESE DRAWINGS  
SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN PROFESSIONALS, INC.  
THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND  
PRACTICES OF THE PROFESSION OF LAND PLANNING AND SURVEYING, AND THE  
DESIGNER HAS MADE A REASONABLE INVESTIGATION OF THE FACTS AND  
CIRCUMSTANCES OF THE PROJECT AND HAS FOUND THEM TO BE  
REASONABLY ACCURATE AND BELIEVES THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
DESIGN PROFESSIONALS, INC.  
RICHARD P. MARTEL



DATE: MAY 22, 2008  
DATE: JANUARY 16, 2009  
DATE: SEPTEMBER 26, 2009  
DATE: SEPTEMBER 26, 2009  
DATE: SEPTEMBER 12, 2002  
SHEET 1  
SEPP/089/NS/783-1.DWG





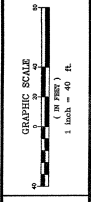


SHEET 3  
SHEET 4

PROPERTY SURVEY/RESURVEY PREPARED FOR:  
**Parkside Plunkett ~ Webster**  
455 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

DESIGN: JEE  
DRAWN: JEE  
CHECKED: JEE  
DATE: 09/12/02  
JOB NO.: 02-0142P/233Z/253Z/252Z/250Z

**design professionals, inc.**  
Civil Engineers • Planners • Surveyors  
165 SOUTH MAIN STREET, SUITE 200, SOUTH WINDSOR, CT 06094  
TEL: 860-291-1755



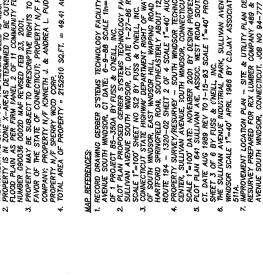
THIS MAP WAS PREPARED BY THE SURVEYOR AND ENGINEER IN THE STATE OF CONNECTICUT, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND MAP MADE BY THE SURVEYOR AND ENGINEER, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND ENGINEER. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
RICHARD P. MARTEL  
L.S. 12882  
L.C. No.

REVISIONS		DATE	BY
1	Initial Building Location	02/22/02	JEE
2	Address	09/12/02	JEE
3	Address	09/12/02	JEE
4	Address	09/12/02	JEE
5	Address	09/12/02	JEE
6	Address	09/12/02	JEE
7	Address	09/12/02	JEE
8	Address	09/12/02	JEE
9	Address	09/12/02	JEE
10	Address	09/12/02	JEE
11	Address	09/12/02	JEE
12	Address	09/12/02	JEE
13	Address	09/12/02	JEE
14	Address	09/12/02	JEE
15	Address	09/12/02	JEE
16	Address	09/12/02	JEE
17	Address	09/12/02	JEE
18	Address	09/12/02	JEE
19	Address	09/12/02	JEE
20	Address	09/12/02	JEE













- NOTES:
1. THE HORIZONTAL DATUM OF THIS MAP IS NAD83.
  2. PROPERTY IS IN STATE AND HAS BEEN EXTENDED TO BE OUTSIDE 500' OF THE ADJACENT PROPERTY LINE.
  3. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  4. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  5. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  6. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  7. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  8. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  9. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  10. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  11. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  12. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  13. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  14. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  15. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  16. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  17. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  18. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  19. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.
  20. THE PROPERTY IS IN THE STATE OF CONNECTICUT AND IS NOT A FEDERAL PROPERTY.

- LEGEND
- IRON PIN TO BE SET
  - EXISTING IRON PIN
  - EXISTING MONUMENT
  - EXISTING UTILITY PILE
  - PROPOSED PROPERTY LINE
  - PROPOSED BITUMINOUS CURB
  - 80' PL AND REIN AREA
  - 8" GREEN VINYL COATED CHAIN LINK FENCE
  - PROPOSED DUMPSTER PAD LOCATION
  - PROPOSED METAL BEAM RAIL





3 SHEETS

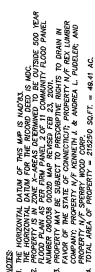
 IRON PIN TO BE SET  
 EXISTING IRON PIN  
 EXISTING MONUMENT  
 EXISTING UTILITY POLE  
 EXISTING PROPERTY LINE  
 PROPOSED PROPERTY LINE  
 PROPOSED BITUMINOUS CURB  
 80' UPLAND REVIEW AREA  
 INLAND WETLANDS BOUNDARY  
 8' GREEN VINYL COATED CHAIN LINK FENCE  
 12' WIDE SWING GATE  
 PROPOSED DUMPSTER PAD LOCATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<p>1. LOCATE EXISTING UTILITY LOCATIONS AS SHOWN ARE BASED ON AVAILABLE INFORMATION. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.</p> <p>2. CONSTRUCTION SHALL BE FIELD VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.</p>																																																																																																			

NO.	OF THE PROFESSIONAL ENGINEER/SURVIVOR.
-----	--





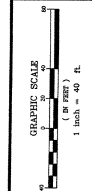


1. UNLESS OTHERWISE NOTED, EXISTING UTILITY LOCATIONS, AS SHOWN, ARE BASED ON AVAILABLE INFORMATION. ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL UTILITIES ARE TO BE STAYED IN THE FIELD BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
3. THIS PLAN IS RYVALD UNLESS IT BEARS THE IMPRESSION SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER/SURVEYOR.

REVIEWS			
NO.	DATE	DESCRIPTION	BY
1	09/20/02	ADDRESS TOWN COMMENTS	RE
2	10/24/02	ADDRESS TOWN COMMENTS	RE
3	02/07/03	Address Approval Conditions & Town Comments	RE
4	06/22/03	Render Building Location	RE

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-36d-1, 20-36d-20  
STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS  
SURVEY CONFORMS TO HORIZONTAL, ACCURACY CLASSES 1-2 AND VERTICAL, ACCURACY CLASSES 1-2.  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

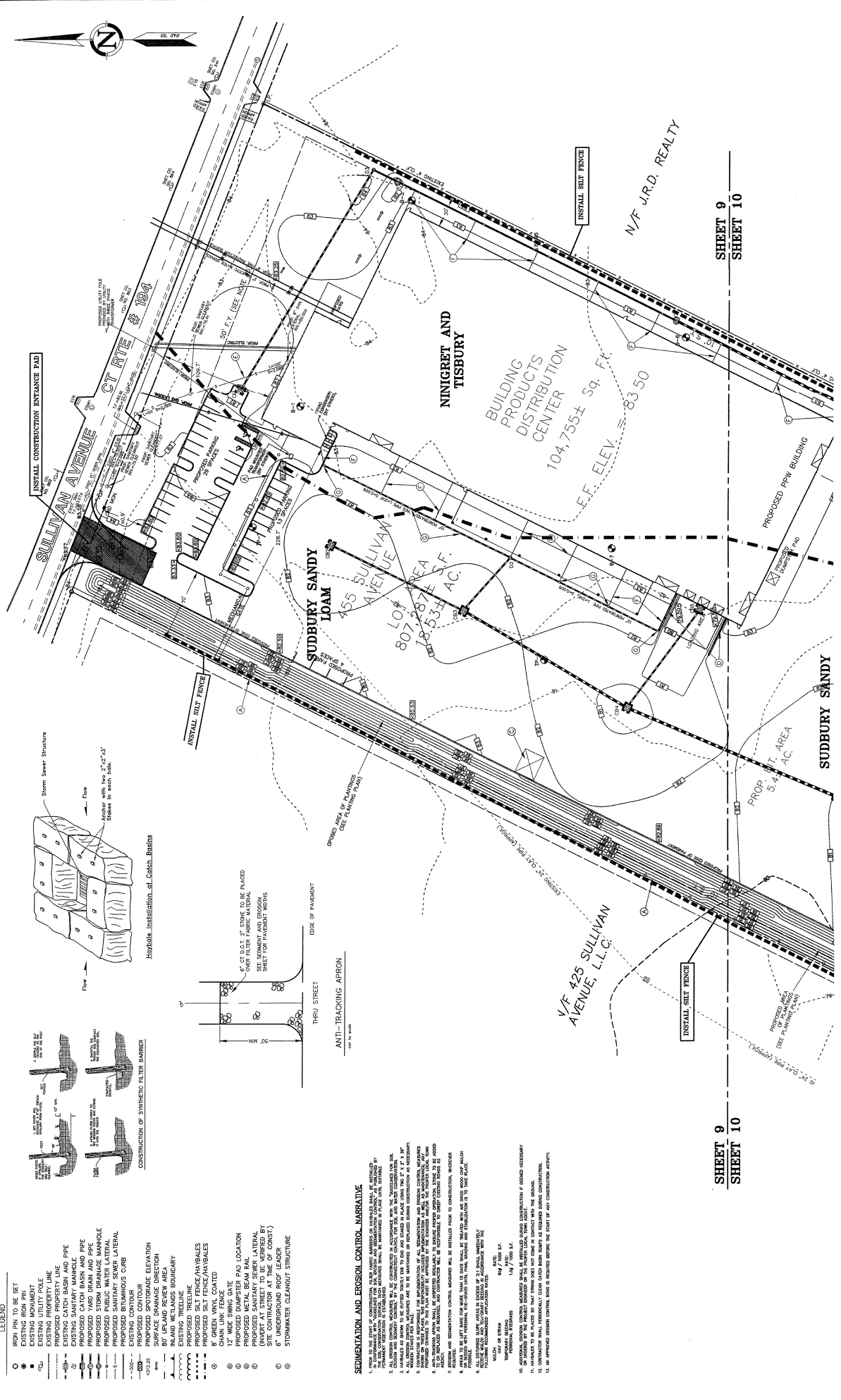
\_\_\_\_\_  
RICHARD P. MARTIN, 12682  
LIC. NO.



**Design Professionals, Inc.**  
Civil Engineers • Planners • Surveyors • GIS

DRAWN: BEE		CHECKED: GBS
NO.: 1633		DATE: 09/12/02

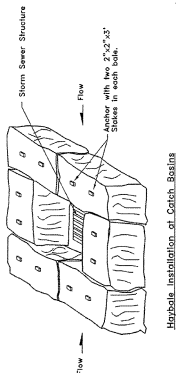
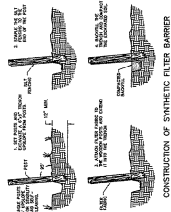
PROPERTY SURVEY/RESURVEY PREPARED FOR:  
***Parkside Plunkett - Webster***  
**455 SULLIVAN AVENUE**



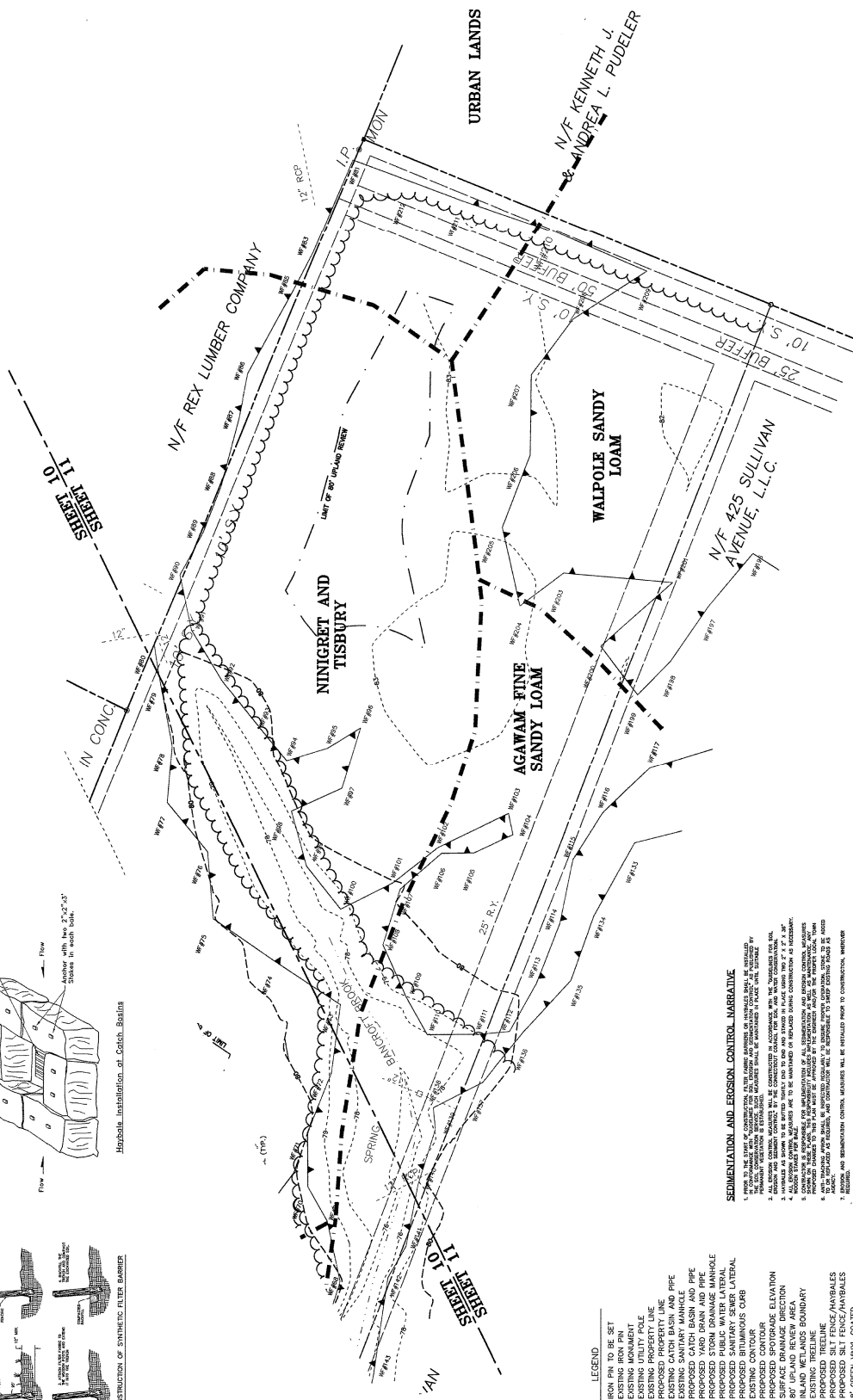
1. VALUES OBTAINED AFTER EXISTING UTILITY LOCATIONS HAVE BEEN OBTAINED. ALL EXISTING VALUES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION.		REVISIONS		THIS PLAN IS FOR SEDIMENTATION AND EROSION CONTROL ONLY; AND IS NOT TO BE USED FOR UTILITIES CONSTRUCTION.				DESIGN PROFESSIONALS, Inc. Civil Engineers - Planners - Surveyors - QS 155 south satellite road south whitsett - connecticut 06071		EROSION & SEDIMENTATION CONTROL DESIGN SET: [DRAWN: BEE] [CHECKED: GGS] JOB NO.: 1433 DATE: 09/12/02 DRAWING NO.: STRIVER/1631/1633-EGS-DMP		Parkette Plunkett ~ Webster 455 SULLIVAN AVENUE SOUTH WINDBOR, CONNECTICUT		SHEET 9 14	
2. ALL UTILITIES ARE TO BE SHOWN IN THE FIELD.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
3. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
4. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
5. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
6. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
7. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
8. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
9. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
10. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
11. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
12. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
13. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
14. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
15. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
16. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
17. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
18. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
19. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
20. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
21. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
22. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
23. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
24. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
25. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
26. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
27. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
28. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
29. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
30. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
31. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
32. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
33. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
34. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
35. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
36. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
37. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
38. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
39. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
40. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
41. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
42. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
43. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
44. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
45. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
46. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
47. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
48. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
49. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
50. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
51. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
52. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
53. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
54. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
55. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
56. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
57. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
58. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
59. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
60. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
61. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
62. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
63. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
64. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
65. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
66. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
67. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
68. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
69. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
70. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
71. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
72. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
73. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
74. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
75. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
76. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
77. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
78. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
79. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
80. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
81. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
82. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
83. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
84. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
85. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
86. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
87. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
88. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
89. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
90. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
91. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
92. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
93. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
94. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
95. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
96. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
97. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
98. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
99. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	
100. THIS PLAN IS TO BE USED FOR UTILITIES CONSTRUCTION.		REVISED		REVISED		REVISED		DESIGN PROFESSIONALS, Inc.		EROSION & SEDIMENTATION CONTROL		Parkette Plunkett ~ Webster		SHEET	







## CONSTRUCTION OF SYNTHETIC FILTER BARRIER

[illegible]

	IRON PIN TO BE SET
	EXISTING MASONRY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SANITARY MANHOLE
	PROPOSED CATCH BASIN AND PIPE
	PROPOSED STORM DRAINAGE MANHOLE
	PROPOSED PUBLIC WATER LATERAL
	PROPOSED SANITARY SEWER LATERAL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SURFACE DRAINAGE DIRECTION
	BOUNDARY
	EXISTING TREE LINE
	PROPOSED TREES
	G <sup>+</sup> GREEN W/HL. CANAL
	PROPOSED DAMPER PAD LOCATION
	PROPOSED METAL BEAM RAIL LATERAL
	(WVRT) AT SEAL TO BE VERIFIED BY
	STORMWATER CLEANOUT STRUCTURE

REVISIONS	
5	Issue Building Location
4	Address Approval Conditions & Trunk Connections
3	Address Data Corrections
2	REMOVE SLOPE RELATION
1	ADDERIES TRUNK CONNECTIONS
M/C	DESIGN/CONTRACT

**THIS PLAN IS FOR SEDIMENTATION AND EROSION CONTROL ONLY; AND IS NOT TO BE USED FOR UTILITIES CONSTRUCTION.**



**Design  
Professionals, inc.**  
Civil Engineers • Planners • Surveyors • GIS

EROSION & SEDIMENTATION CONTROL	
CON: BEE	DRAWN: BEE
NO: 1633	CHECKED: GBS
	DATE: 09/12/02

**Parkside Plunkett ~ Webster**  
455 SULLIVAN AVENUE





## SULLIVAN AVENUE CT RTE #194

[illegible]

S68°22'07"E  
1206.83' FIELD (1207.22' DEED)

NOTES:

1. THE HORIZONTAL DATUM OF THIS MAP IS NAD83.
2. PROPERTY IS IN ZONE X-AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAINS AS DETERMINED BY THE 1971 COMMUNITY FLOOD PANEL.
3. PROPERTY MAY BE SUBJECT TO PREScriptive RIGHTS TO GRAB IN FAVOR OF THE STATE OF CONNECTICUT, PROPERTY A/F REE LUMBER COMPANY; PROPERTY A/F KONNETH A. & ANDREA L. PUDLER; AND PROPERTY A/F SLOOPY ROAD CORP. (A/F 2).
4. PROPERTY A/F 2, SLOOPY ROAD CORP. (A/F 2) = 18.93 AC.
5. 50' FRONT YARD PER SECTION 14, OF STATE WINDSOR ZONING.
6. ALL MONUMENTATION, CORNERS, OR SET IS DEDICATED HEREON.

[illegible]

N/F J.R.D. REALTY

LOT AREA  
807,287± S.F.  
18.53± AC.

N/F 425 SULLIVAN  
AVENUE, L.L.C.

N/F REX LUMBER COMPANY

N/F KENNETH J.  
& ANDREA L. PUDELER

Legal Description

[illegible]

TO THE PARIGIST GROUP, PLUNKETT ~ WEBSTER, INC. CT. AND CHICAGO TITLE INSURANCE COMPANY. THIS CERTIFICATE IS A SUMMARY OF THE SURVEY ON WHICH IT IS BASED. WHERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND IS SUBJECT TO THE ESTABLISHED STANDARDS ADOPTED BY ALTA, NSPS, AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN THE CONDUCT OF THE SURVEY. THIS CERTIFICATE DOES NOT GUARANTEE THE ACCURACY OF DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

RESPECTANT TO THE ACCURACY STANDARDS ASCERTAINED BY ALTA, NEPS, AND ASMA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDING FURTHER CERTIFIES THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF PROFESSIONAL SURVEYORS. THIS SURVEY AND MAP CONFORMS TO HORIZONTAL, ANGULAR, CLASS 40 AND IS A PROPERTY SURVEY - SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

**RICHARD P. MARTEL**

12882  
JC. No.

THE WOOD CERTIFY IS MEANT TO EXPRESS A PROFESSIONAL OPINION AND IS NEITHER A GRANTEE NOR WARRANTY.

1. UNLESS OTHERWISE NOTED, EXISTING UTILITY LOCATIONS AS SHOWN, ARE BASED ON AVAILABLE INFORMATION. ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.		2. ALL UTILITIES SHOULD BE SHOWN IN THE FIELD BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.		3. THIS PLAN IS INVALID UNLESS IT BEARS THE SIGNATURE OF THE DESIGNER AND THE SEAL OF THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.		REVISIONS	
NO.	DATE	REVISION	LEGAL DESCRIPTION	BY			
1	11-5-92						

## REVISIONS

---

---

---

REVERSE LEGAL DESCRIPTION

GRAPHIC SCALE

( IN FEET )

1 inch = 80 ft.

**Design Professionals, inc.**  
860-291-8181

Civil Engineers • Planners • Surveyors • GIS

## ALTA/ACSM SURVEY

E	DRAWN: BEE	CHECKED: RFF
---	------------	--------------

633	DATE: 10/8/02
-----	---------------

PROPERTY SURVEY/RESUMEY PREPARED FOR:  
***Parkside Plunkett ~ Webster***  
**455 Sullivan Avenue**

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

SHEET  
1



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

October 7, 2002

Certified #70020510000081152192

Design Professionals, Inc.  
Attn: Peter DeMallie  
165 South Satellite Road  
South Windsor, CT 06074

**RE: Appl. #02-58P Parksite Plunkett-Webster – southerly of Sharon Drive and westerly of Hilton Drive (Assessor's Map #34, parcel #22) A-20, residential zone.**

Dear Mr. DeMallie:

At the October 2, 2002 regular meeting, the Inland Wetlands Agency/Conservation Commission approved application #02-58P – Parksite Plunkett-Webster – Sullivan Avenue – Inland Wetland/Conservation Commission application to construct an industrial building, parking lot, stormwater structures, and associated improvements on property located southerly of Sullivan Avenue and easterly of Schweir Road (Assessor's Map #110, parcel #15). I-Industrial zone. This approval is subject to the following conditions:

1. One blueprint copy of the entire set of plans and this letter reproduced thereon, must be submitted to this Commission. 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 application 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 October 2, 2007. 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. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.

Parksite Plunkett-Webster

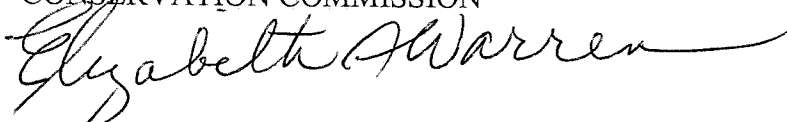
October 7, 2002

Page 2

6. Mosquito controls in the form of a larvicide must be applied to the detention basin. This application must be done twice a year and proof of application must be sent to the Environmental Planner or Director of Public Health.
7. Trap hoods to be installed on the catch basins near the parking lot, loading docks and the last catch basin before the detention area.
8. Pull back the outlet location and create a length of open channel prior to discharge. This is to be approved by the Environmental Planner/Conservation Officer prior to construction.
9. Inspection and maintenance of the detention basin must be done on a monthly basis for accumulated floatables.
10. We recommend a bond in the amount of \$5,000 be submitted to the Planning & Zoning Commission to ensure Erosion and Sedimentation Control Measures.
11. We recommend a bond in the amount of \$20,000 be submitted to the Planning & Zoning Commission to ensure establishment of the basin.

Very truly yours,

INLAND WETLANDS AGENCY/  
CONSERVATION COMMISSION



Elizabeth A. Warren, Chairperson

EW:dr

cc: Chief Building Official  
Town Engineer



## *Town of South Windsor*

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

### **CERTIFIED MAIL**

November 5, 2002

Mr. Keven Crotty  
Parksite Plunkett-Webster  
299 Strong Road  
P.O. Box 8  
South Windsor, CT 06074

Re: Appl #02-58P, Parksite Plunkett Webster Site Plan and Special Exception to Section 6.1.3.2

Dear Mr. Crotty:

We are pleased to advise you that the Planning & Zoning Commission voted on October 29, 2002 to approve with modifications the above referenced application for a Site Plan of Development. This approval is for the construction of a 104,755 sq ft building on property located 455 Sullivan Avenue, I Zone as shown on plans prepared by Design Professionals, Inc., Job No. 1633, dated October 24, 2002, 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 a bond in the amount of \$20,000.00 for basin establishment and a bond in the amount of \$5,000.00 for erosion & sedimentation control measures
4. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.10 of the Zoning Regulations.
5. A landscape bond in the amount of \$25,000.00 is required and must be submitted prior to filing of mylars.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. WPCA approval is required.
8. No building permits will be issued until the State Traffic Commission certificate has been issued (per CGS §14-311).



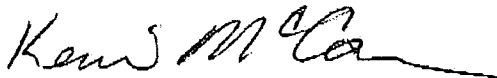
9. The building street number must be included on the final plan.
10. The Town Engineer's review comments dated 10/29/02 must be addressed to the Town Engineer's satisfaction.
11. The applicant is granted a temporary curb cut onto Sullivan Avenue. The access driveway exiting to the existing driveway opposite Kennedy Road, shown on the approved plans, must be constructed in accordance with the following timetable:
  - If no traffic signal is installed at Kennedy Road, then the access drive must be completed and the temporary curb cut must be abandoned not later than five (5) years after the date of this site plan approval.
  - If a traffic signal is installed at Kennedy Road, then the access drive must be completed and the temporary curb cut must be abandoned not later than three (3) months after the traffic signal is installed and operational; but
  - If the traffic light is installed sooner than three (3) years after the date of this approval, the new access drive does not have to be completed (and the temporary curb cut abandoned) until three years from the date of this approval.
  - In accordance with the provisions of Section 111A.2.e.3, the applicant shall (a) record an easement allowing cross access to and from the existing driveway on Sullivan Avenue, directly across from Kennedy Road, and (b) record an agreement that remaining access rights along Sullivan Avenue will be dedicated to the Town and that the temporary curb cut will be closed after the joint-use driveway is constructed.
  - Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining the amount of surety to guarantee installation of the access drive. All surety shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.
  - Irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed, must be provided in conjunction with provision of surety.
12. The height of material stored outdoors will be limited to not more than fourteen (14) feet within fifty (50) feet of the western boundary fence for the first three (3) years of occupancy to allow for screening trees and shrubs to mature.
13. A parking waiver is granted for 71 parking spaces.
14. Show entire 48-acre site as part of the application.

Black and white transparent mylars of Sheet #3-5 with the above modifications, together with three blueprint copies of the entire set of 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,



Kevin McCann, Chairman  
Planning and Zoning Commission

KMcC/kah

Attachment

cc: Town Engineer  
Chief Building Official  
Assessor  
Superintendent of Pollution Control  
Fire Marshal  
Peter DeMallie

I, Kevin McCann, Chairman of the South Windsor Planning & Zoning Commission, hereby certify that on October 29, 2002, the Planning and Zoning Commission granted to Parksite Plunkett Webster a Special Exception to Article 6.1.3.2 of the Zoning Regulations on property located at 455 Sullivan Avenue as shown on plans prepared by Design Professionals, Inc., as revised.

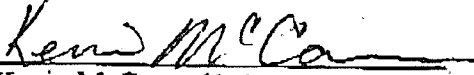
Assessor's Map and Parcel Number: Map #110 Parcel #15  
More particularly bounded and described as follows:

Beginning at a point in the northeast corner of the property herein described, said point being further described as being an iron pin; thence, S26°10' 29"W along property now or formerly of J.R.D. Realty, a distance of 669.70 feet to an iron pin, thence, S67° 28' 41"E along property now or formerly of said J.R.D. Realty, a distance of 315.14 feet to an iron pin set in concrete; thence S67° 22'51"E along property now or formerly of the Rex Lumber Company, a distance of 475.27 feet to an iron pin; thence, S65° 26' 22"E along property now or formerly of said Rex Lumber Company, a distance of 8.79 feet to a monument; thence, S21° 59' 29"W along property now or formerly of Kenneth J. & Andrea L. Pudeler, a distance of 349.81 feet to an iron pin, thence, N68° 22' 37"W along property now or formerly of 425 Sullivan Avenue, L.L.C., a distance of 1, 327.51 feet to a point, thence, N26° 11' 01"E along property now or formerly of said 425 Sullivan Avenue, L.L.C., a distance of 1, 034.41 feet to a point, thence, S68° 22' 07"E along the southerly highway line of Sullivan Avenue, a distance of 501.58 feet to an iron pin, said iron pin being the point and place of beginning.

OWNER OF RECORD: 425 Sullivan Avenue, L.L.C.

Dated at South Windsor, Connecticut this.

In accordance with CGS Section 8-3d

  
Kevin McCann, Chairman  
Planning & Zoning Commission

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at

South Windsor, Connecticut

ATTEST:



November 15, 2002

## *Town of South Windsor*

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

Design Professionals, Inc.  
165 South Satellite Road  
South Windsor, CT 06074  
Attn: Galen Semprebon

RE: Parksite Plunkett-Webster  
455 Sullivan Avenue., South Windsor, CT

Dear Mr. Semprebon:

The South Windsor Water Pollution Control Authority, at its regular meeting of November 6, 2002, gave approval for the connection to the Town's sewerage system of a commercial building at 455 Sullivan Avenue, South Windsor, CT as more specifically shown on plans entitled "Topographic Plan – Parksite Plunkett-Webster" prepared by Design Professionals, CT, Project No. 1633, dated 9-12-02, with revisions dated 9-26-02, 10-7-02, and subject to the following conditions:

1. Technical approval of the Town Engineering Department.
2. Final Authority approval and acceptance of the sanitary sewerage connection will be given once the sewer line has been installed and inspected by the Town staff, and based upon the written verification of the Town staff that said sanitary sewer line was installed in substantial conformance with the design plans previously approved by the Authority, and meeting all Town regulations and appropriate technical specifications relating to sanitary sewer construction.

Connection charges in the amount of \$51,884 (\$2,800/acre) have been calculated for this site, and are due at the time of drain layers permit application.

This approval letter must be superimposed on the final approval plans.

Very truly yours,

  
\_\_\_\_\_  
Joseph J. Carino, Chairman  
Water Pollution Control Authority

JJC:dd

Cc: Matthew Galligan, Town Manager  
Michael J. Gantick, Director of Public Works  
Jeff Doolittle, Town Engineer  
Marcia Banach, Director of Planning  
John Collins, Chief Building Inspector  
Parksite Plunkett-Webster

*Theresa G. Samuel*  
ASST. TOWN CLERK

017691  
TOWN OF SOUTH WINDSOR  
AGENDA

OCT 24 2002

PLANNING & ZONING COMMISSION  
PUBLIC HEARING/SPECIAL MEETING

TUESDAY, OCTOBER 29, 2002  
COUNCIL CHAMBERS/MADDEN ROOM  
7:30 p.m.

(Please call the Planning Department, 644-2511, ext. 253 if you will be absent)

**PUBLIC HEARING – COUNCIL CHAMBERS**

1. Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone (Continued from 10/8/02)

**SPECIAL MEETING – MADDEN ROOM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

**NEW BUSINESS:**

Discussion/Decision/Action regarding the following:

1. Appl 02-56P, G&R Marine, request for renewal of a two year temporary and conditional permit for the storage of boats at 51 Glendale Road, I zone (Act by 12/12/02)
2. Appl 02-57P, Pizzanello Major Home Occupation, request for a five-year major home occupation to operate a cat breeding business on property located at 595 Main Street, A-40 zone (Act by 12/12/02)
3. Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 7/23/02, 8/20/02, 9/10/02, 9/24/02

**OLD BUSINESS:** See page 2

**OTHER BUSINESS:**

**CORRESPONDENCE/REPORTS:**

**ADJOURNMENT:**

*Theresa G. Samuel*  
ASST. TOWN CLERK

017692  
TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION

OCT 30 2002

ACTION MINUTES

-1-

October 29, 2002

**MEMBERS PRESENT:** Kevin McCann, Louise Evans, Patrick Kennedy, Suzanne Choate, Tim Wentzell, Sue Larsen

**ALTERNATES PRESENT:** Gary Bazzano  
Bart Pacekonis

**STAFF PRESENT:** Marcia Banach, Director of Planning  
Jeff Doolittle, Town Engineer

THE FOLLOWING ARE MOTIONS MADE DURING THE SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION -COUNCIL CHAMBERS

**ITEM: Agenda Order**

Motion to change to order of application discussion on the agenda under New Business

Was made by Commissioner Wentzell

Seconded by Commissioner Kennedy

The motion carried

The vote was as follows: unanimous

**ITEM: Discussion/Decision/Action**

1. Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone

Motion to approve with modifications

Was made by Commissioner Evans

Seconded by Commissioner Choate

The motion carried

The vote was as follows: unanimous

2. Appl 02-56P, G&R Marine, request for renewal of a two year temporary and conditional permit for the storage of boats at 51 Glendale Road, I zone

Motion to approve

Was made by Commissioner Kennedy

Seconded by Commissioner Larsen

The motion carried

The vote was as follows: unanimous

*Theresa G. Samuel*  
ASST. TOWN CLERK

TOWN OF SOUTH WINDSOR

OCT 30 2002

## PLANNING &amp; ZONING COMMISSION

ACTION MINUTES

-2-

October 29, 2002

3. Appl 02-57P, Pizzanello Major Home Occupation, request for a five-year major home occupation to operate a cat breeding business on property located at 595 Main Street, A-40 zone

Motion to approve with modifications

Was made by Commissioner Kennedy

Seconded by Commissioner Larsen

The motion carried

The vote was as follows: 6:1, McCann, Evans, Larsen, Kennedy, Choate, Bazzano, aye; Wentzell nay

**ITEM: Change Order**

1. Appl 01-24P, Strawberry Fields Change Order

Motion to increase the height of the light poles from 12 feet to 15 feet

Was made by Commissioner Kennedy

Seconded by Commissioner Choate

The motion carried

The vote was as follows: unanimous

**ITEM: Bonds**

1. Appl 01-33P, Holcombe Resubdivision

Motion to set bond in the amount of \$21,000.00 for public improvements

Was made by Commissioner Evans

Seconded by Commissioner Kennedy

The motion carried

The vote was as follows: unanimous

2. Appl 02-16P, Kibbe Resubdivision

Motion to set bond in the amount of \$1,000.00 for public improvements

Was made by Commissioner Evans

Seconded by Commissioner Kennedy

The motion carried

The vote was as follows: unanimous

3. Appl 94-08P, Ahearn Subdivision

Motion to set bond in the amount of \$15,067.00 for public improvements

Was made by Commissioner Evans

Seconded by Commissioner Kennedy

The motion carried

The vote was as follows: unanimous

**MINUTES****-1-****October 29, 2002**

**MEMBERS PRESENT:** Kevin McCann, Louise Evans, Patrick Kennedy, Suzanne Choate, Tim Wentzell, Sue Larsen

**ALTERNATES PRESENT:** Gary Bazzano  
Bart Pacekonis

**STAFF PRESENT:** Marcia Banach, Director of Planning  
Jeff Doolittle, Town Engineer

**PUBLIC HEARING COUNCIL CHAMBERS**

- 1. Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone (Continued from 10/8/02)**

Peter DeMallie, Design Professionals, Inc., was present to represent the applicant and introduced his team. DeMallie indicated that the hearing is continued with the understanding that a decision would be made tonight. DeMallie and gave an overview of the substantial changes to the application that were made at the request of the Commissioners and Town Staff.

The Access Management has been addressed with meetings with Town Staff. 425 Sullivan Avenue, LLC, granted a permanent travel easement in favor of the parcel Parksite Plunkett Webster. This easement will give them the full right to travel to and from their site opposite Kennedy Road. This would require improvements that would need to be bonded. The proposal is to install the driveway as proposed at the last meeting on a temporary basis. As part of the easement agreement the access right to Sullivan Avenue will be granted to South Windsor once the temporary driveway access is abandoned and that would not be before three years. It would be required within three months after the installation of a traffic signal. It was discussed that the traffic light would have to go through the process and would allow the lead-time for Parksite Plunkett Webster. The access driveway would be removed from Sullivan Avenue and the rights to access from Sullivan Avenue Parksite Plunkett Webster would be conveyed to the Town of South Windsor.

It was request by the applicant that during the public hearing to have a dialogue with the Commission and Town Staff with any concerns so there are no surprises during the deliberating session.

Banach reviewed the Planning Report:

Staff met with the Parksite group two times since the previous public hearing. Two major revisions have been incorporated into the plans:

1. The requirements of access management have been addressed with the provision of an access drive to connect to the main driveway opposite Kennedy Road. While we would of course prefer that the applicant construct the permanent access drive immediately, we do not object to the applicant's request for a temporary curb cut and extension of time in which to construct the permanent access drive. We request that, if this application is approved as



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

017695

**MINUTES**

-2-

**October 29, 2002**

revised, the Commission require sufficient surety to ensure that the driveway will be constructed as scheduled.

2. Screening for the outdoor storage has been substantially addressed with the addition of the six-to-seven foot berm and redesign of the screening plantings. This redesign should result in more effective screening in a much shorter time period.

These two major revisions go a long way toward addressing staff concerns. The Commission now must decide whether the plan as revised meets your requirements for Special Exception approval.

Steve Selger, landscape architect, reviewed the landscape plans indicating the storage area and the dumpsters will be screened. The landscaping to the front of the building will remain the same.

DeMallie stated the applicant was available for any questions.

Banach read a letter into the record from Kevin Crotty, Parksite Plunkett Webster (Exhibit A).

Doolittle reviewed the Engineering Report:

1. A Permit from the CONN DOT is required for any utility work within their ROW.
2. WPCA review and approval of the sewer connection for this site is required.
3. The existing 24-inch clay drainage pipe that crosses the northwest corner of this site and runs from Sullivan Avenue to the south west needs to be uncovered and visually inspected prior to extensive site work. This pipe needs to be repaired, replaced, moved, and protected as necessary as part of the site work, to insure it is in good condition, free of obstructions, and will continue to drain stormwater from Sullivan Avenue. The applicant may consider moving the proposed on-site drainage system to the east to avoid conflicts with the existing 24-inch clay drainage pipe. Alternately, the applicant may consider reconstructing and relocating this 24-inch drainage pipe along the western property boundary. The applicant may be responsible for future maintenance of this pipe.

DeMallie read two letters into the record in support of the application (Exhibits B and C).

The following is public participation in favor of the application.

Kenneth Puddler  
Marge Anthony  
Cliff Slicer  
Carl Craig

The Commission expressed concerns regarding the buffer and the visibility of the building on Sullivan Avenue. The Commission indicated all the proposed changes should be shown on the final plans. **The Public Hearing closed.**

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

**MINUTES****-3-****October 29, 2002****SPECIAL MEETING**

Chairman McCann opened the special meeting. There was no public participation for items not on the agenda. Commissioner Bazzano was appointed to sit for Commissioner Montana.

**ITEM: Agenda Order**

Motion to change to order of application discussion on the agenda under New Business to move item #3 Parksite Plunkett Webster to item #1 was made by Commissioner Wentzell. Seconded by Commissioner Kennedy. The motion carried and the vote was unanimous.

**ITEM: Discussion/Decision/Action**

- 1. Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone**

**Motion to approve with modifications was made by Commissioner Evans.**

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 a bond in the amount of \$20,000.00 for basin establishment and a bond in the amount of \$5,000.00 for erosion & sedimentation control measures
4. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.10 of the Zoning Regulations.
5. A landscape bond in the amount of \$25,000.00 is required and must be submitted prior to filing of mylars.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. WPCA approval is required.
8. No building permits will be issued until the State Traffic Commission certificate has been issued (per CGS §14-311).
9. The building street number must be included on the final plan.
10. The Town Engineer's review comments dated 10/29/02 must be addressed to the Town Engineer's satisfaction.

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

000017697

**MINUTES**

**-4-**

**October 29, 2002**

11. The applicant is granted a temporary curb cut onto Sullivan Avenue. At such time as reasonable access is available from the abutting property to the west (N/F Gerber, Goldblum), but no later than 10 years from date of this approval, Parksite Plunkett Webster must connect its driveway into the driveway to the west, exiting at the main drive across from Kennedy Road. Upon connection into the new driveway, the temporary curb cut to Sullivan Avenue on Parksite Plunkett Webster frontage must be removed. The connection must be completed within 6 months of completion of the accessway to the west. Also, in accordance with the provisions of Section IIIA.2.e.3, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Avenue will be dedicated to the Town and that the temporary curb cut will be closed after the joint-use driveway is constructed.
12. The height of material stored outdoors will be limited to not more than fourteen (14) feet within fifty (50) feet of the western boundary fence for the first three (3) years of occupancy to allow for screening trees and shrubs to mature.
13. A parking waiver is granted for 71 parking spaces.
14. Show entire 48-acre site as part of the application.

**Seconded by Commissioner Choate. The motion carried and the vote was unanimous.**

- 2. Appl 02-56P, G&R Marine, request for renewal of a two year temporary and conditional permit for the storage of boats at 51 Glendale Road, I zone**

Motion to approve was made by Commissioner Kennedy

1. This permit will expire in two years on October 29, 2004, and will have to be renewed at that time if the use is to be continued.

Seconded by Commissioner Larsen. The motion carried the vote was unanimous.

- 3. Appl 02-57P, Pizzanello Major Home Occupation, request for a five-year major home occupation to operate a cat breeding business on property located at 595 Main Street, A-40 zone**

Motion to approve with modifications was made by Commissioner Kennedy.

1. The business must be operated by the homeowner.
2. The permit will expire on October 29, 2007, and will have to be renewed at that time.
3. Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.
4. All materials associated with the cat breeding business must be stored inside the house.

Seconded by Commissioner Larsen. The motion carried and the vote was as follows: 6:1, McCann, Evans, Larsen, Kennedy, Choate, Bazzano, aye; Wentzell nay.

**ITEM: Change Order**

**1. Appl 01-24P, Strawberry Fields Change Order**

Motion to increase the height of the light poles from 12 feet to 15 feet was made by Commissioner Kennedy, seconded by Commissioner Choate. The motion carried and the vote was as follows: 6:1, Evan, Wentzell, Choate, Kennedy Bazzano McCann aye, Larsen nay

**ITEM: Bonds**

**1. Appl 01-33P, Holcombe Resubdivision**

Motion to set bond in the amount of \$21,000.00 for public improvements was made by Commissioner Evans, seconded by Commissioner Kennedy. The motion carried and the vote was unanimous

**2. Appl 02-16P, Kibbe Resubdivision**

Motion to set bond in the amount of \$1,000.00 for public improvements was made by Commissioner Evans, seconded by Commissioner Kennedy. The motion carried and the vote was unanimous.

**3. Appl 94-08P, Ahearn Subdivision**

Motion to set bond in the amount of \$15,067.00 for public improvements was made by Commissioner Evans, seconded by Commissioner Kennedy. The motion carried and the vote was unanimous.

**ITEM: Adjournment**

Motion to adjourn the meeting at 10:00 p.m. was made by Commissioner Kennedy, seconded by Commissioner Wentzell. The motion carried and the vote was unanimous.

Respectfully Submitted,



Kelli Holmes  
Recording Secretary

October 18, 2002



Marcia A. Banach, AICP  
Director of Planning  
Town of South Windsor  
1540 Sullivan Ave  
South Windsor, CT 06074

Ms. Banach,

Thank you for meeting with the Parksite Plunkett-Webster development team and myself concerning our proposed project on Sullivan Avenue. I believe that we were able to constructively discuss the concerns of Town Staff and The Planning & Zoning Commission.

Concerning Access Management:

1. David Goldblum representing The Hurley Group has agreed to grant an easement to Parksite Plunkett-Webster from Kennedy Road (Gerber side) to the proposed site. The front edge of the proposed access drive will be parallel to Sullivan Avenue and will be 100± feet back from Sullivan Avenue.
2. PPW is requesting a temporary curb cut on Sullivan Avenue and a delay in constructing the above access drive.
3. PPW will use the temporary curb cut and will build the access drive based on the following timetable:
  - a. Within 5 years of PPW site plan approval or when a traffic signal is installed at the Kennedy Road intersection, but no sooner than 3 years from the PZC approval date.
  - b. PPW reserves the right to build the access drive to Kennedy Road at an earlier date.

Concerning Landscape Screening Enhancements:

1. PPW agrees to limit the storage height in our outside storage yard to no more than 14 feet within 50 feet of our western boundary fence for the first 3 years of occupancy allowing for border trees and shrubs to mature.
2. PPW and LADA Landscape Architects will develop a new western boundary landscape plan based on feedback that you provided at our Wednesday meeting, including a higher berm, and a greater variety of plantings.



017700

Concerning Architecture/Building:

1. Provide 6' decorative Masonry wall at base of front of building facing Sullivan Avenue.
2. Office bump-out with masonry/glass facade w/dark green standing seam roof.
3. 4± foot knee wall at top of front of structure to square off roof line and take away appearance of metal building. Knee wall to be similar color to bottom masonry wall to give horizontal banding and cut down height of building.
4. Increased landscaping to front of building to soften height of building and screen the view of the east elevation.
5. Metal sheathing used on facade of building to be less industrial looking and have a better finished appearance.

These are the major points that we covered, and I am looking forward to presenting the changes in the landscape plan to you on October 22<sup>nd</sup>. With the changes to the landscape plan, and the solution that we have provided for Access Management, I anticipate support from the Town Staff, and look forward to Planning and Zoning Commission approval of our application on October 29th. The Hurley Group and Parksite Plunkett-Webster have worked extremely hard to provide solutions to the P&Z's concerns. I appreciate your valuable input.

Please call me if you have any questions prior to our meeting on Tuesday.

Sincerely,

Keven Crotty  
General Manager

CC Jeffrey Doolittle, P.E.

Peter DeMallie  
Bob Mocarsky  
Steven Selger  
Joseph Croft  
David Goldblum

**PARKSITE PLUNKETT-WEBSTER**

299 Strong Road, P.O. Box 8 • South Windsor, CT 06074-0008  
(800) 243-2283 • Fax: (860) 528-2048

website: <http://www.ppw.tv>

017701

Exhibit B

Untitled

Planning and Zoning Commission  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, Ct 06074

Dear MrKevin McCann

Being a resident and business owner for the past 22 years, I'm writing to ask you and your commission to support the application for Parksite Plunkett-Webster. For the past 29 years this company has and will continue to be silent and successful business in town.

PLunkett-Webster pays it taxes, their trucks have never travelled on our neighborhood streets, they employ South Windsor citizens and if this application is approved Plunkett will add more jobs for our residents.

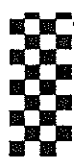
As with your Planning and Zoning commission being a volunteer group, I too, volunteer my time and resources with the SW Chamber of Commerce and with this towns largest business organization, South Windsor Rotary. Over the past 20 years I've asked PW for many donations that in turn go back into our community and not once have I been refused. One year PLunkett gave a \$3500.00 Gazebo to Rotary for its auction.

This application makes sense for the town as it keeps our tax base lower, its zoned for industrial, they employ town residents and their a good safe business neighbor.

Thank you



Bob Fleet  
21 Apple Tree Lane  
South Windsor Ct 06074



017702

Exhibit C

489 Sullivan Ave.  
South Windsor, Ct. 06074

# Rex Lumber Company

October 28, 2002

Parksite Plunkett-Webster  
299 Strong Road  
South Windsor, Ct. 06074  
Att. - Keven Crotty

Dear Keven,

It was a pleasure to meet with you last week and review your proposed plans to develop the site on Sullivan Ave. As an abutter to the property and potentially a future neighbor, Rex Lumber has no issues with the current design. From the plans reviewed, it looks like a visually pleasing design from the road, while functionally laid out well. Good luck with the approval process, if I can provide further assistance, please contact me.

Very Truly Yours,

*Al Baird*  
Al Baird

Operations Mgr./Rex Lumber Co.



017703

OCT 30 2002

**TO BE PUBLISHED IN THE JOURNAL INQUIRER  
THURSDAY, OCTOBER 31 2002 AND THURSDAY, NOVEMBER 7, 2002  
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on November 12, 2002 at 7:30 p.m. in the Madden Room of the South Windsor Town Hall to consider the following:

1. Appl 02-62P, AT&T Wireless, PCS, request for Special Exception to Section XVI and Site Plan approval for construction for a wireless tower on existing water tower on property located at 2990 Ellington Road, RR Zone

Copies of the applications are on file in the office of the Town Clerk and/or the Planning Department. At this hearing, interested persons may appear and be heard, and written comments by the public will be received.

Kevin McCann, Chairman

*Hletcher E. Bickford*

TOWN CLERK

017704

NOV - 5 2002

TO BE PUBLISHED IN THE JOURNAL INQUIRER

TUESDAY, NOVEMBER 5, 2002

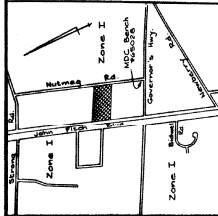
SOUTH WINDSOR – PLANNING & ZONING COMMISSION

At its October 29, 2002, Special Meeting, the Planning and Zoning Commission voted to take the following actions:

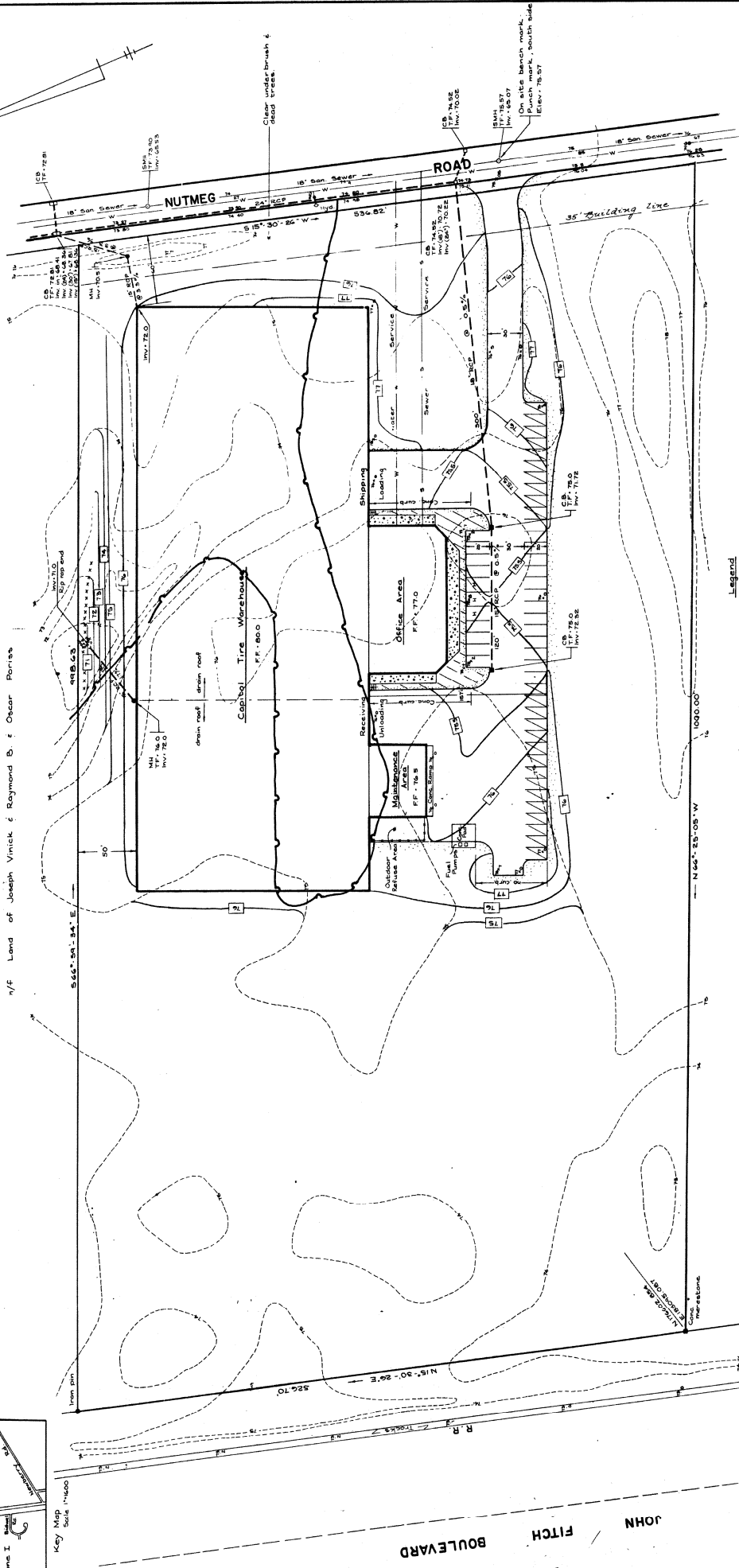
1. Approve Appl 02-56P, G&R Marine, request for renewal of a two year temporary and conditional permit for the storage of boats at 51 Glendale Road, I zone
2. Approve Appl 02-57P, Pizzanello Major Home Occupation, request for a five-year major home occupation to operate a cat breeding business on property located at 595 Main Street, A-40 zone
3. Approve Appl 02-58P, Parksite Plunkett Webster, request for a Special Exception and site plan approval of a 104,755 sq ft building located at 455 Sullivan Ave (southerly side of Sullivan Ave., in the vicinity of Kennedy Road), I zone
4. Approve the setting/release/reduction of certain bonds

Kevin McCann, Chairman

**Max Finkelstein Warehouse & Distribution Center**  
**Formerly: Capitol Tire Company Warehouse**  
**555 Nutmeg Road**



n/e Land of Joseph Vinick & Raymond B. & Oscar Porras



- Notes**
- Existing utilities are to be verified prior to construction.
  - Topography is based on MDC bench mark 6000 (11' base key map).
  - Wetlands approximated from 20' Windsor Inland Wetlands map.
  - Property located in Industrial Zone and contains 100+ Acres.
  - 25' Parking stalls required, 50 Spaces provided (25 proposed - 25 future)

Certified Substantially Correct  
Class A-2 Survey  
William J. O'Neill  
LS 0249



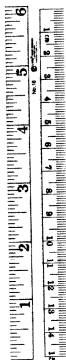
**Legend**

- Existing contour
- Water main
- Water main
- Catch basin
- Sanitary manhole
- Proposed for the handicapped
- 25' x 10' Parking stall
- Future parking
- Proposed edge of pavement
- Proposed catch basin
- Wetlands of Inland Wetlands
- Existing elevation
- Top & bottom curb elevation
- Shading area
- Architectural Surface
- Key hole checks to prevent erosion



**FUSS & O'NEILL**  
Site Plan  
for  
**Capitol Tire Company**  
South Windsor, Connecticut

PLAN NO.	DATE	SCALE	FIELD NO.	SEWER	ORDER	SHEET NO.
78-3474	2/23/79	1"=40'	192	LUG	W.D.	2 of 2



Submitted for filing  
June 6, 1979  
C. M. Case, Town Clerk

Planning and Zoning Commission  
Special Meeting

March 13, 1979  
South Windsor Town Hall

MEMBERS PRESENT: Evans, Gay, Gilligan, Grace, Montana, Norman, Petersen

ALTERNATES PRESENT: Conde, Hallowell, Sorenson

Mr. Grace advised Commissioners that the public hearing scheduled for tonight to hear the application of Francis F. Ronan, Trustee, 29 Doria Lane, South Windsor for an amendment to the Zoning Regulations of the Town of South Windsor had been cancelled and rescheduled for April 10, 1979. He said that the reason the hearing was cancelled was that due notice had not been sent to the Capitol Region Council of Governments (CRCOG).

Old Business

1. James Snow to discuss Bureau of Outdoor Recreation Funding for Tennis Courts

Mr. Snow said that on October 24, 1978, former Town Manager Paul F. Talbot had appeared before the Commission regarding eight tennis courts (four at Rye Street and four at Timothy Edwards School). He stated that the present Town Manager, Allan Young, had delegated the responsibility of completing this project to him as Recreation Director. Mr. Snow stated that the location of the tennis courts at Rye Street Park remains the same but the location of the courts at Timothy Edwards School have been changed to a more desirable location on the town-owned land adjacent to Orchard Hill School. Mr. Snow presented a map indicating the location of the tennis courts. He said that approximately 20 apple trees will have to be removed, but he noted that many of them are diseased. He stated that the courts will be monitored during prime-time; however, they would not be lighted at this time.

Commissioners reviewed the new location at Orchard Hill School and concurred that this location was more desirable. It was determined that both locations were in accordance with the Comprehensive Plan of Development.

Mr. Norman moved the following resolution:

WHEREAS, the Planning and Zoning Commission of South Windsor, Connecticut adopted a Plan of Development for the Municipality; and

WHEREAS, the Commission has reviewed the proposed Recreational Development of certain areas for recreational purposes, a description of which is hereto attached;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION:

1. That the above-described area is in accordance with open space provisions of the Plan of Development adopted by this Commission on 1968, and updated 1977.

2. That the Secretary of the Commission is hereby authorized to submit a certified copy of this Resolution along with that portion of the minutes of the meeting pertaining to the development of said area for recreational purposes which may include recommendations pertinent thereto.
3. Attached hereto and made a part of this Resolution is the adopted Plan of Development for the Municipality.
4. Attached hereto and made a part of this Resolution is a map showing all Municipally-owned land and a list designating each type of facility, acreage, and capacity of each facility.

Approval of the tennis courts is subject to the following conditions:

1. At the Orchard Hill School site, there shall be no parking on Arnold Way or any of the interior school roads.
2. At the Orchard Hill School site, the proposed foot-path shall be shown on the plans.
3. Drainage for both sites shall be approved by the Engineering Bureau of the Town of South Windsor.
4. If lighting is installed at either location in the future, all requirements of the Zoning Regulations shall be complied with.
5. Prior to construction at either site, 24" x 36" black and transparent site plans, printed on polyester film, shall be submitted to the Planning and Zoning Commission to be stamped and signed and filed in the Office of the Town Clerk of the Town of South Windsor.

The motion was seconded by Mr. Petersen. All in favor; none opposed. It was a unanimous vote, and so ordered.

2. William O'Neill, discussion of drainage for Capitol Tire Company Site Plan

Mr. O'Neill appeared before the Commission to discuss the possibility of detaining some of the water on site, as requested by the Commission. He stated that the flow to the north is limited to the present flow; however, the flow from the parking lot and the flow from the roof are new flows which would be going into the town system, about 7 c.f.s. He stated that a depression could be created between the building and the roadway and reduce the 7 c.f.s to approximately 2½ c.f.s. He noted that the drainage line has the capacity to handle the 7 c.f.s. and contributors to this line would be limited because it is an end point. He also mentioned that by detaining the flow, it could add to the peak. He said his personal opinion is that it would be preferable to put it into the system. He noted that creating the depression between the building and the street would require cutting about eight trees that they would like to leave.

Commissioners discussed other areas on the site where water could be detained. Mr. O'Neill said that grade was a problem and also that

other areas would require substantial cutting of trees. Mrs. Montana said that the Commission was concerned about the water as it went under Route #5. Mr. O'Neill stated that he did not feel that 4½ c.f.s. would affect the system to any degree. Commissioners agreed that perhaps another site would be more suitable for detaining water at some future date when developed.

Mr. Norman moved to approve the application of Capitol Tire Company for a site plan of development on property located on Nutmeg Road, South Windsor in an Industrial Zone, subject to the following conditions:

1. This approval is for a warehousing, storage and repair facility and is not intended as a retail outlet.
2. Any future development on this site shall require on-site detention and review of the drainage plans by the Planning and Zoning Commission.
3. The words "railroad line" shall be eliminated from the plan. If in the future a railroad line is installed, it shall be subject to review and approval by the Planning and Zoning Commission.
4. The trees in front of the building shall not be eliminated.
5. This approval is subject to approval by the Inland-Wetlands Agency of the Town of South Windsor.
6. Drainage for this site shall be approved by the Town Engineer.
7. A drainage assessment fee in the amount of \$350. shall be submitted.
8. Any outside lighting on this site shall be installed in accordance with Section 8.7 of the Zoning Regulations.
9. If a fence is constructed at the rear of the parking lot, it shall be shown on the plans.
10. Overnight parking of vehicles shall be in the rear of the property and shall be indicated on the plans.
11. The building shall be connected to the Town of South Windsor Sanitary Sewer System, subject to approval of the Town of South Windsor Engineering Department.
12. Water shall be supplied to the site by the Connecticut Water Company.
13. Water and sewer lines shall be installed under the driveway. No wooded areas shall be disturbed for installation of these lines.
14. A planting plan shall be submitted, subject to approval of the Town Engineer.
15. The plans shall be reviewed by the Fire Marshal of the Town of South Windsor and his recommendations complied with.

16. A 24" x 36" black and transparent site plan, printed on polyester film, shall be submitted to the Planning and Zoning Commission to be stamped and signed. The letter of approval from the Planning and Zoning Commission and the letter of approval from the Inland-Wetlands Agency shall be reproduced on the polyester film plans. In addition, three paper prints of the site plan shall be submitted. A filing fee in the amount of \$8.00 shall be submitted prior to this plan being filed in the Office of the Town Clerk of the Town of South Windsor.

The motion was seconded by Mrs. Evans. All in favor; none opposed. It was a unanimous vote, and so ordered.

#### Approval of Minutes

Mr. Norman moved approval of the minutes of February 13, 1979 as submitted. The motion was seconded by Mrs. Evans and unanimously voted.

#### Correspondence

1. Request for 90-day extension for Hobby Horse Farms Site Plan and Subdivision

Mrs. Evans moved to grant a 90-day extension for filing the final plans for the Site Plan and Subdivision of Hobby Horse Farms, Strong Road, South Windsor. The time period for the site plan extension is from April 8, 1979 to July 7, 1979. The time period for the subdivision extension is from March 18, 1979 to June 16, 1979.

The motion was seconded by Mr. Gay. All in favor; none opposed. It was a unanimous vote, and so ordered.

2. Connecticut Federation of Planning and Zoning Agencies request for payment of annual dues

Mrs. Montana moved to pay the \$50. Annual Dues to the Connecticut Federation of Planning and Zoning Agencies. The motion was seconded by Mr. Gay, and unanimously voted.

3. Letter from George Spring, Controller, Town of South Windsor regarding drainage assessment fees

The Commission reviewed the memorandum from Mr. Spring, and agreed with the criteria suggested by him for drainage assessment fees. It was noted, however, that expenditures for drainage projects should be approved by a majority vote of the Commission.

Mrs. Montana moved the following procedures for the Drainage Assessment Monies:

1. Drainage Assessment fees will be collected and deposited to a separate savings account. This is the same procedure that has been done in the past.
2. An appropriation would be made every year for Capital Projects within the Planning and Zoning Commission Budget. This appropriation would be for drainage problems only.



March 13, 1979

3. The same amount of money that is set up for this appropriation will then be set up as a revenue item in the budget.
4. The Commission, by a majority vote of its members, will approve all drainage projects for which these monies are appropriated.
5. Revenues will only come into the General Fund from the Drainage Assessment Savings Account when monies are expended against the appropriation.

The motion was seconded by Mr. Gilligan. All in favor; none opposed. It was a unanimous vote, and so ordered.

4. Proposed Contract from Brown, Donald and Donald

Mr. Grace asked for input from the Commissioners prior to the contract being executed. He said he expected to sign it in the coming week.


5. Connecticut Federation of Planning and Zoning Agencies Annual Dinner

The following Commissioners are planning to attend the Annual Dinner Meeting on March 29, 1979: Mrs. Evans, Mrs. Montana, Mr. Norman, Mr. Gay, Mr. Sorenson.

6. MAP Associates

Mr. Grace advised Commissioners that MAP Associates had submitted two zone change applications which would be accepted at the March 27, 1979 Regular Meeting and a public hearing date would be set.

Respectfully submitted,

  
Sydnie R. Cote, Recording Secretary

APPROVED: \_\_\_\_\_

4/3/79



**HPC Food Service Warehouse & Distribution Center**  
**Formerly: PYA/Monarch Food Service Warehouse**  
**625 Nutmeg Road**



**Town of South Windsor**  
SOUTH WINDSOR, CONNECTICUT 06074  
AND CODE 203/454-221

September 30, 1981

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:



**Town of South Windsor**  
SOUTH WINDSOR, CONNECTICUT 06074  
AND CODE 203/454-221

June 11, 1981

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Connecticut 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Connecticut 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:

Re: PMA/Manarch, Inc., Site Plan of Development  
Application No. 150

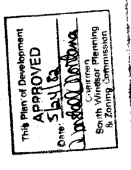
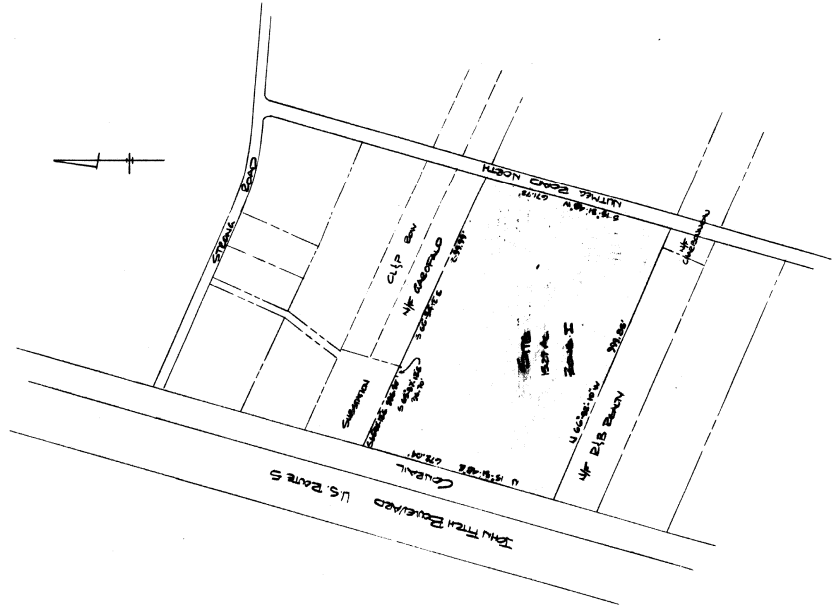
Plans for the Planning and Zoning Commission were last reviewed on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81. The Commission was advised that the plans for the proposed development were submitted for review on 8/10/81.

1. The following conditions must be adhered to for this permit to be valid:
2. The proposal is subject to the approval of the Town Engineer.
3. A Conservation Plan shall be submitted to and approved by the Conservation Commission prior to any construction.
4. There shall be a Conservation Easement subject to the approval of the Town Engineer and the Island Bedlands Agency. This easement shall be a minimum of 100 feet in width along the boundary property line and shall be a minimum of 100 feet in length.
5. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability which might result from the proposed operation or use.
6. The permit is valid for one year and shall expire if not exercised within that period.

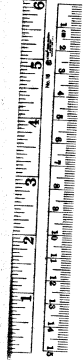
Very truly yours,  
*Marked [Signature]*  
Marked [Signature]  
TOWN OF SOUTH WINDSOR

Mr. Joseph Russo  
222 Cottage Grove Road  
Bloomfield, Ct. 06002

Dear Sir:



Received For Filing  
May 24, 1982 at 11:45 am  
Charles R. Russo  
Salem, Ct.





PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND SPECIAL MEETING

SEPTEMBER 29, 1981  
SOUTH WINDSOR TOWN HALL

MEMBERS PRESENT: Montana, Hallowell, Conde, Norman, Gilligan

ALTERNATES PRESENT: Mainelli (sitting for Evans)

PUBLIC HEARING

1. Application of Pleasant Valley Realty, Inc., for a resubdivision consisting of 33 lots located north of Chapel Road and east of Long Hill Road, known as Section 6 of Pleasant Valley Homes, A-20 zone.

Attorney Raymond LeFoll of Rocky Hill appeared before the Commission and said he represented Pleasant Valley Realty who now wished to have the sixth section of their subdivision approved. This section is for 33 lots just north of Chapel Road. LeFoll Boulevard will be extended through the subdivision and break out on Chapel Road by way of a little street named Betty Drive. All utilities will be provided, and drainage will be taken care of by a system to the north of LeFoll Boulevard and will end up in the existing detention basin.

Mr. Ken Smith of Reino E. Hyyppa & Associates pointed out on a map how drainage will go westerly and discharge into a detention basin located south of Jacques Lane through a pipe system through an easement and eventually into a detention basin. Because of the natural topography of the land there is a natural detention basin and the roadway serves as a natural dam. This system was designed in conjunction with the existing system to the north. Sanitary sewers will connect into an existing sewer on LeFoll Boulevard.

The Inland Wetlands Agency is concerned with Lots #119 and #120, and conservation easements across the rear portions of these lots beginning 150' back from LeFoll Boulevard will be given to the Town.

The Town eventually plans to reconstruct Chapel Road and drainage easements through lots 110, 111, 119 and 120 will be given the Town so the system can go through these lots and discharge into the detention basin.

The Fire Marshal has reviewed this subdivision and approves. Mr. LeFoll then went on to say the Sewer Commission has approved Section 6, and also the future Sections 7 and 8. Mr. LeFoll said approximately 12 to 15 lots remain unsold in the previously approved sections, but many of these lots are awaiting sale contingent upon buyers being able to sell their current homes. Some of the lots awaiting sale are the lots where they are required to build raised ranches and they have a restricted market.

Mr. DeMallie, Director of Planning, reported to the Commission that 93 lots have previously been approved and these 33 lots will make a total of 126. Ultimately they plan on 180 lots and a plan has been received showing the lay-out of all 180 lots. If the connector road materializes it will not affect this section. The design is good and there will be no curb cuts onto Chapel Road. Fourteen of the lots are close to 100' in frontage, and should be calculated and indicated on the plans. The conservation easements should be shown on Lots 119 and 120 on page 3 and 5 of the plans. Street lights are recommended at Betty Drive and Chapel; Betty Drive and LeFoll Blvd.; LeFoll at Marty Lane; the cul-de-sac at the end of Marty and Carey; LeFoll and Carey Lane, and possibly at Lot 121 on LeFoll Blvd.

Mr. Page, Town Engineer, then reported that Ken Smith accurately expressed the concerns of the Engineering Department. All drainage will go into existing drainage

9/29/81

basins. Sewers have been approved by the Sewer Commission and it all flows to the north. They tried to relocate Betty Drive so that drainage would work without easements but it couldn't be worked out. Mr. Page said that he recommends this application be approved and that the applicant's engineer did a good job.

Chairperson Montana read the approval letter from the Inland Wetlands Agency dated September 23, 1981 which specifically stated that conservations easements should be secured for the rear portions of Lots 119 and 120 beginning 150' back in a northerly direction from LeFoll Boulevard. She then read a letter dated September 22, 1981 from the Sewer Commission approving Sections 6, 7 and 8.

No one in the audience spoke in favor of, or in opposition to this application.

Commissioner Norman then asked Mr. Smith whether there would be an appreciable increase in the water in the detention basin north of Jacques Lane, and Mr. Smith replied that the quantity of water would be greater, but the peaks will not since the water will be held before it is released into the detention basin. Mr. Norman asked if more stabilization could be provided and Mr. Smith said they prefer to leave it in its natural state, but could put in rip rap.

Mr. Norman said he had seen the site recently and it looked as though the seeding had not taken, and Mr. Page noted that they had even considered planting rice so that the area would be green since it has been seeded a couple of times and doesn't take.

Commissioner Gilligan raised a question about the intersection of Betty Drive and Chapel Road and questioned what the sight distance in both directions was, and Mr. Smith said it is very flat and there appeared to be good sight distance in both directions. Mr. DeMallie said that he and the Town Engineer and Chief of Police had visited the site and there would be no problem.

Mr. Hallowell asked at what point water drained under Chapel Road and Mr. Page said Lot 84 in Section 5, and in this section at Lot 104. He went on to say that the water from Chapel Road will go under the road in between Lots 109 and 110 and they have requested an easement so that is where the pipes will go if they ever reconstruct Chapel Road.

Mr. Hallowell said he is concerned there is no conservation plan showing the total development of 180 lots and how the drainage will tie in. Mr. Page agreed that would be a good idea and said he will work with them on this.

Attorney LeFoll asked Mr. DeMallie if he was correct that Mr. DeMallie had recommended sidewalks on Chapel Road. Mr. DeMallie replied that he had. Mr. LeFoll noted that would mean sidewalks both in front of the lot as well as to the rear of the lots and there would be nothing to tie the sidewalks into since there are none on either side. Mr. Jacques then said that no other town he was familiar with would require a sidewalks on a cul-de-sac when there are only six or seven houses. He added that he is trying to keep the cost of his houses down and this increases the price to the buyer. Mr. DeMallie said he did not recommend sidewalks on cul-de-sacs but feels they are necessary on Chapel to tie into future development.

Mr. Hallowell questioned whether there should be a berm along Chapel Road, and Mr. LeFoll didn't feel that would be in order because of the topography and said they planned to plant trees there. Mr. Hallowell noted that they said they'd do that a year ago, and so far it has not been done. Mr. DeMallie said the opposite side of Chapel Road is an RR zone.

#### SPECIAL MEETING

##### 1. PYA/Monarch, Site Plan, West side Nutmeg Road

Mr. Russo of Palmberg & Russo stated that the site in question is on the west side of Nutmeg Road and pointed it out on the map. There are approximately 15.3 acres in an I zone and the main entrance is on the north side. There will be 100 parking spaces and he pointed out the entrance to the truck loading docks.

Mr. Thomas Nahl said he was a vice-president with Monarch, and introduced Ronald Mederios who is the branch manager in East Hartford. He said they are food distributors who distribute to restaurants, nursing homes institutions, etc. They currently operate in East Hartford and receive goods by truck and rail and then redistribute.

Mr. Russo said they have provided drainage to the detention basin which is on the north boundary, and also into a second one which is to the north of Nutmeg. The proposed building is 69,000 sq. ft. and the front portion of it is a freezer with dry storage to the rear. Lighting is on the north side between the truck parking and auto parking, and plantings are provided along the detention area, roadway and along the building facing the road. The existing trees in the northwest corner will remain. They have secured approval from the Inland Wetlands Agency. He said they are considering a tilt-up concrete building (Brescome's building is tilt-up concrete). The office area will be located on the west side of the building over the loading docks.

Mr. Nahl said the architect is almost positive he'll use the tilt-up concrete because it's the most practical as far as expense is concerned. He said they have approximately 70 employees right now and about 14 of those are sales people who work out of their homes. About 50 to 60 people actually work in the building and they have 15 truck drivers. The present volume of business is about \$20 million, and they expect this building could produce \$40 to \$60 million after a couple of years. The number of employees will increase to 120 to 150.

He went on to say they operate three shifts: The first starts at 7 p. m. until 4 a. m. and they load the goods onto the trucks; the truck drivers work from 6 a. m. until about 4 or 5 p. m. and also during the day there is a receiving operation where the inbound freight is removed from rail cars and restored. He added they do not operate on Sundays or Saturdays. They work until 6 p. m. on Friday and start again at midnight on Sundays. At the moment they have 12 trucks operating and will probably expand to 24 trucks when they expand. At the moment they are using 18' trucks but will go to 24' trailers as they expand. The trucks make one trip a day and there might 15 inbound trucks a day plus two or three cars a week.



Upon questioning by the Commissioners Mr. Nahl said the current building is 36,000 sq. ft.; there is very little cardboard scrap since everything is usually handled in cases; it is a clean operation and they don't have things lying around outdoors; and eventually they may expand to 115,000 or 120,000 sq. ft. Their marketing area is approximately to the New York boundary, Albany, and somewhere around western Massachusetts and Rhode Island. They have another facility in Boston. Right now the East Hartford facility only has 1500 sq. ft. of freezer space and the new facility will have 15,000 sq. ft. PYA/Monarch is a subsidiary of Consolidated Foods, which is a \$6 billion a year business.

The Commissioners discussed the fact that they prefer traffic to be routed to the north to Governors Highway, and to stay off Strong Road. Mr. Nahl said they would make every effort to instruct their drivers as well as incoming truck drivers to avoid the residential streets.

Mr. Russo noted that because of extensive grading they would not be able to save the existing trees.

Mr. Philip Braender of South Windsor was present and was concerned with traffic backing up at the railroad tracks, and after a brief discussion it was determined this was unlikely.

Mr. Hallowell then moved approval of the site plan of development for the property located on the west side of Nutmeg Road North, as shown on plans prepared by Palmberg & Russo, dated 8/10/81, revised to 9/10/81, No. 81002, subject to the following conditions:

1. Final building elevations will be submitted to this Commission for its approval prior to the issuance of a building permit.
2. 24" x 36" black and transparent plans printed on polyester film shall be submitted to this Commission to be stamped and signed. The plans shall be stamped in accordance with the "Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors." The technical portions of the final plans shall be certified by either a land surveyor or professional engineer licensed to practice in Connecticut. The approval letter of this Commission as well as the approval letter of the Inland Wetlands Agency must be reproduced on and made part of the final plans.

Mr. Norman seconded the motion. It was unanimously voted in favor and so ordered.

2. Savin Bros., Inc. - Savin Drive/Nutmeg Road South

Mrs. Montana referred the Commissioners to a letter from Robert Kaye of Savin Bros. which requested that Savin Drive be changed to Nutmeg Road South. The Commissioners unanimously concurred that they would not approve a change of name until the road is completed since it would cause too much confusion.

### 3. Chapel Hill Realty, Sections I and II

Mr. Norman moved that the following surety bonds be released as of January 1, 1981:

Bond No. 919291, \$5,000 for open space improvements in Section I,  
Bond No. 919290, \$30,000 for subdivision improvements in Section II,  
Bond No. 917458 and 917459, \$10,000 for drainage and other improvements in Section I.

Mr. Gilligan seconded the motion. It was unanimously voted in favor and so ordered.

### 4. B & B Associates, Inc., Site Plan, App. #830

Mr. Norman moved that this applicant be permitted to withdraw the above application, without prejudice. Mr. Conde seconded the motion. It was unanimously voted in favor and so ordered.

## REPORT OF DIRECTOR OF PLANNING

### 1. Proposed I-291

Mr. DeMallie reported that he checked with CONNDOT regarding a full interchange at Burnham Street, and they informed him it was "not feasible" and would have an "adverse impact". The Commissioners agreed that they wanted a better explanation from Conndot as to why they wouldn't consider a full interchange and instructed the secretary to write the following letter to James F. Byrnes, Jr., Asst. Director of Environmental Planning at the Connecticut Department of Transportation:

The Planning and Zoning Commission of South Windsor is concerned about access to I-291 and the proposed half-interchange at Burnham Street since it will preclude eastbound traffic from entering onto I-291 and westbound traffic from exiting from I-291 onto local roads.

We feel it is important and worthwhile to consider moving the exit/entrance so that development, which we believe will be occurring in our industrial zone, will be afforded easy access in both directions. The proposed plan appears to be dividing our industrial zone in half and does not afford access onto I-291.

We would appreciate any suggestions you may have as to how a full interchange can be provided in this area, or possible alternatives, so that our goal can be achieved.

### 2. Connecticut River Assembly, Land use/land development review authority

Mr. DeMallie informed the Commission that Ms. Kowalewski, on behalf of the Connecticut River Assembly, was looking for comments concerning the proposal

to establish a permanent Assembly with power to review significant land development within designated "conservation zones". The zone in South Windsor would include all land west of Route 5, and if the Assembly found a proposed development would have an adverse impact a two-thirds vote of the Commission would be necessary to approve the application.

Commissioner Hallowell said he feels South Windsor is correctly zoned and doesn't feel it is necessary. Mrs. Montana said she didn't feel there's any point to the proposal. Mr. Mainelli said he didn't like it. He said he liked the concept but didn't feel we should have another agency to go to and didn't see the need to create another agency.

Mr. Gilligan said if their only authority was to require a 2/3 vote of the Commission was it worthwhile to create another agency. He said he agrees with some sort of regulation along the river but thought it should be drawn up and enforced by the Towns and there was no need for some other agency to get involved.

Mr. Norman said he wasn't sure he agreed with all these comments and although he may not like the idea of creating another governing agency, he felt the concept of what the assembly is trying to do is very good and necessary.

After further discussion a consensus could not be reached and the Commissioners felt comments should be solicited from Commissioner Evans, who was absent this evening. Mrs. Evans had attended meetings concerning the goals of the assembly.

The Commissioners did agree that the boundary line of the conservation zone at Route 5 would not be acceptable since it included a good deal of Industrially zoned land. The secretary was instructed to draft a letter to Ms. Kowalewski based on the comments made this evening, and to submit it to Mrs. Evans for her review and comments.

#### CORRESPONDENCE

##### 1. Cinnamon Springs Condominium Association

Mrs. Montana referred the Commissioners to a letter received from Melanie Cunningham, President of the Cinnamon Springs Condominium Association, which stated they are concerned with the impact Burr Meadows Condominiums and the proposed Buckland Commons Mall would have on the pond at Cinnamon Springs. They requested the Commission to hire a hydrologist to study the water systems that feed the pond.

Mrs. Montana noted that the Soil and Water Conservation District has experts in hydrology, and suggested the Commission could request the Inland Wetlands Agency to work with them to study the water systems, and report back to the Planning and Zoning Commission.

Mr. Gilligan pointed out that this is a man-made pond on private property. He said it is not a natural pond, and although the Commission would not knowingly harm it, he felt it was not the responsibility of this Commission to protect it.

9/29/81

He added that this would be setting a precedent, and this is not a case where there is a development upstream that affects this pond.

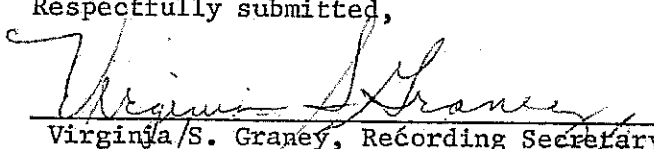
Mr. Hallowell noted that there was some comment about using this pond for swimming and wondered if they had proper approvals from the State and Health Department.

Mr. Mainelli said their main concern was protecting their property value, and didn't feel the Commission should hire a hydrologist.

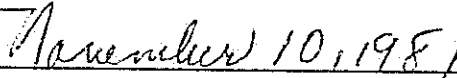
The Commissioners asked the Town Engineer if he felt the proposed developments would affect the pond, and he replied that in his opinion there is no danger from Burr Meadows or Buckland Commons. He said there is nothing upstream except the parking lot at Pleasant Valley, and reiterated that this is a man-made pond, and is not a natural pond. He suggested that if the Commission did not wish to get involved with this request, the Association could be referred to the Soil Conservation District to see if they would look into this.

The Commissioners discussed this matter further and the consensus of opinion was that this was private property with a man-made pond and the Planning & Zoning Commission should not be responsible to hire a hydrologist to study the water systems that feed the pond. The secretary was instructed to write to Mrs. Cunningham and inform her of this and to suggest she contact the Soil & Water Conservation District directly to see whether this is a matter they wish to explore.

Respectfully submitted,

  
Virginia S. Grane, Recording Secretary

APPROVED:

  
November 10, 1981

PLANNING AND ZONING COMMISSION  
SPECIAL MEETING

MAY 11, 1982  
SOUTH WINDSOR TOWN HALL

MEMBERS PRESENT: Montana, Evans, Hallowell, Sorenson

ALTERNATES PRESENT: Mainelli (sitting for Norman); Morrison (sitting for Conde)

PUBLIC PARTICIPATION

None

MINUTES

Mr. Mainelli moved approval of the Minutes of March 23rd, March 30th, April 13th and April 27th, 1982. Mrs. Morrison seconded the motion. It was unanimously voted in favor and so ordered.

NEW BUSINESS

1. PYA/Monarch, Inc., Site Plan of Development, West side Nutmeg Road

This applicant had been advised that it would be necessary to submit a revised site plan of development and planting plan. Mr. Joseph Russo of Palmberg & Russo was present, as well as Mr. Ron Madeiras, Mr. Ron Smith and Mr. Bic Nichols. Mr. Russo pointed out on the revised plan where additional plantings were added and where the configuration of the building was changed, due to the location of the rail siding.

Mr. Madeiras noted that additional expansion is planned within five years. Mr. Smith explained that the siding is an insulated panel laminated between two surfaces of aluminum, which is the typical type of construction for this kind of facility. He added that there are other alternatives, but the cost is prohibitive. He said that originally they thought of the tilt-up concrete, but as the project evolved cost became more of a factor and if they had to use tilt-up concrete they would probably abandon the project. The cost of using the tilt-up concrete opposed to the metal siding is approximately double.

Mr. Russo produced a schematic showing how the building would look, and also produced photographs of buildings in the area which he said are similar to the one they propose to build. He said the landscaping would be done by a professional.

The Commissioners reviewed the revised plan, and Mr. Sorenson made a motion to approve the amended site plan and planting plan for property located on the west side of Nutmeg Road North, as shown on a plan prepared by Palmberg & Russo, dated 8/10/81, revised to 4/30/82, subject to the following condition:

1. A 24" x 36" black and transparent plan printed on polyester film shall be submitted to this Commission to be stamped and signed. The plan shall be stamped in accordance with the

"Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors." The technical portions of the final plan shall be certified by either a land surveyor or professional engineer licensed to practice in Connecticut. The approval letter of this Commission, as well as the approval letter of the Inland Wetlands Agency, must be reproduced on and be made part of the final plan.

Mr. Mainelli seconded the motion. It was unanimously voted in favor and so ordered.

2. Open Space and Subdivision Map & Procedure for holding Deeds

Planning Director DeMallie and his assistant, Edesse Sloan, produced a large map showing all open space lands in Town, both in open space subdivisions and conventional subdivisions, and also showing detention basin areas and Town owned land. This map had been requested by the Public Facilities Task Force and the Planning & Zoning Commission.

Ms. Sloan also passed out copies of an inventory showing the location of open space land, as well as the acreage and location of the deed to the property.

The Town has approximately 217.29 acres of land, which includes land being held in escrow pending completion of subdivisions.

The Commissioners reviewed the list and suggested the book of Town owned land prepared by the Engineering Department be brought up-to-date.

A brief discussion ensued regarding the method of holding deeds. It was agreed that it would be advisable to store them in one location, preferably in a safe. A procedure was established whereby copies of deeds and easements would be forwarded by the Commission to the Town Attorney for his approval after the Engineering Department has approved them. The Commission will maintain a separate file with copies of the deeds, and will establish an index system which will be kept current. The actual Deeds are to be stored in a safe in the Town Clerk's Office.

3. Savin Bros., Inc. - Connecticut Avenue

Town Engineer Page reported that the portion of Connecticut Avenue covered by a \$50,000 bond was now completed. The design for the remainder of the road will be changed and there's no reason to hold a \$50,000 bond. He suggested it be reduced to a \$5,000 maintenance bond.

5/11/82

Mr. Mainelli made a motion to release the \$50,000 bond covering Connecticut Avenue. A \$5,000 maintenance bond will be required. Mr. Sorenson seconded the motion. It was unanimously voted in favor and so ordered.

#### 4. Burr Meadow Condominiums

Mr. Mainelli made a motion to grant Burr Meadow Associates a 90 day extension of time in which to file the final plans. The extension is from June 6th to September 4, 1982.

Mrs. Evans seconded the motion. It was unanimously voted in favor and so ordered.

#### 5. Chapel Hill Condominiums

Mrs. Evans moved that Chapel Hill Condominiums be granted a 90 day extension of time in which to file the final plans. The extension is from May 24th to August 22nd, 1982.

Mr. Mainelli seconded the motion. It was unanimously voted in favor and so ordered.

#### 6. 50 Acres, Ltd. - Wood Pond Subdivision - Phase II

Mr. Mainelli moved that 50 Acres, Ltd. be granted a 90 day extension of time in which to file the final plans. The extension is from May 24th to August 22nd, 1982.

Mrs. Evans seconded the motion. It was unanimously voted in favor and so ordered.

### OLD BUSINESS

#### 1. Industrial Park Zone and Buffering Regulations

The Commissioners continued discussing the proposed Industrial Park and Buffering Regulations which they started to review on April 13th.

Mr. Hallowell noted that the Commission is looking for a "green" area around industrial park developments, and that he feels it's preferable to have one requirement for a buffer rather than so many variations. Mr. Mainelli agreed, and Mrs. Evans said she agreed, however, in some certain cases where a residence closely abuts an industrial park zone exceptions may have to be made. She added that she thinks 25' is not adequate and suggested a 50' requirement. Mrs. Montana stated the Pleasant Valley group thought it should be 150'.

After further discussion it was agreed that Section 4.8.4.4, fourth paragraph, should be amended to delete references to side yards and back yards. It will simply state a 50' buffer is required in addition to the yard requirements.

Chairperson Montana asked if there were members of the audience who wished to make comments before proceeding further. Attorney Edwin Lassman stated he

5/11/82

represented some of the people in the industrial park. He said the regulations which Mr. DeMallie prepared were well thought out and well done, however, he had several technical matters he wished to bring up.

Referring to Section 4.8.4.1.C - Noise Levels, Mr. Lassman said this is already regulated by State Statute and he feels this is adequate. Commissioner Hallowell said he thought the Commission agreed to delete this section, and have one sentence referring to the State Statute. Mr. Mainelli agreed this should be done. Mrs. Evans and Mrs. Montana disagreed.

Attorney Lassman referred to Section 4.8.4.3, Landscaping Plan, and said he thought a professional engineer should be included as a qualified landscape professional. He added that there is no definition for a landscape professional, nor are there any licensing requirements.

Mr. Lassman questioned the third paragraph in Section 4.8.4.3 and suggested a time limit be inserted. Mr. DeMallie said he felt there shouldn't be a time limit, and regardless of when the trees die they should be replaced.

In the third paragraph in Section 4.8.4.4, Mr. Lassman said it seems the Commission is perpetuating a non-conforming use, and that under the law they shouldn't do this. In the fourth paragraph, Mr. Lassman said he thought the words "close proximity" and "opposite" should be defined.

In the last paragraph of this section, Mr. Lassman said there are times when there are a hundred trees which should be saved, and it would be difficult to tag them all. He suggested changing this paragraph to indicate that perimeters of treed areas be tagged in cases where there are many trees.

Mr. Lassman questioned the paragraph entitled "Alternative Buffer" in Section 4.8.4.4 and suggested it be defined. Mrs. Evans said she feels it should be left to the discretion of the Commission.

Section 4.8.4.5.D states that "loading docks shall not face a public highway". He asked why this was included, and Mr. DeMallie said it was included mainly for aesthetic reasons.

Mr. Henry Shekeley of the Economic Development Commission, said he wished to congratulate the Director of Planning, and he approves of the Regulations as presented.

Mrs. Montana said that it would be advisable to schedule a meeting within the next month or two with the Town Council and Economic Development Commission to discuss the goals of the Town insofar as economic development is concerned.



Mr. Russ Trotman of the Chamber of Commerce said he is in favor of the Planning Director's regulations with the changes mentioned by Attorney Lassman. He said he is concerned that too many restrictions in the regulations will disturb the balance of economic growth in Town resulting in a loss of income to the Town and another large tax increase.

Mr. Jack Woodcock said he agreed with Mr. Trotman, and the Commission should keep in mind that it represents the whole Town, and should not discourage businesses from coming into Town.

Mr. Stanley Greenberg of 116 Edgewood Drive stated that a 50' buffer is really nothing, and in order to attract developers of a reasonable caliber the Town should have sound regulations.

Mrs. Rose Pastula said she favors a 150' buffer and is concerned about safety from fire.

Mr. Kenneth Nosack of the Economic Development Commission stated that the desired ratio of commercial development to residential development is 40% to 60%. He noted that South Windsor has been running at 35 or 36% for years, and needs that extra 3 or 4% in commercial growth to support the Town. He said the people coming into Town are not second rate, and do try to comply with all of the Town's regulations.

Mr. Peter Bartola of the Economic Development Commission stated that he is concerned that stringent requirements with large buffer areas could price property in South Windsor out of the market.

Mr. Bartola agreed that a meeting with the EDC and PZC is desirable, since it appears that in the last couple of years they are not working together.

There being no further comments from the public, the Commissioners went back to reviewing the proposed regulations. A lengthy discussion ensued regarding the noise levels and whether they could be regulated.

Planning Director DeMallie and his assistant, Ms. Sloan, said that Towns could adopt regulations stricter than the State Statutes. Ms. Sloan said the State will lend equipment to a Town and can show a person how to use it to measure the decibal level.

Town Engineer Page said that he thinks it would be impossible for the Town to enforce noise levels and he is opposed to including regulations that the Town cannot enforce.

Commissioners Hallowell and Mainelli agreed that it would be impossible to enforce this section, and since it is already governed by State Statute should be left out.

It was agreed that the section would be left in until the public hearing at least.

5/11/82

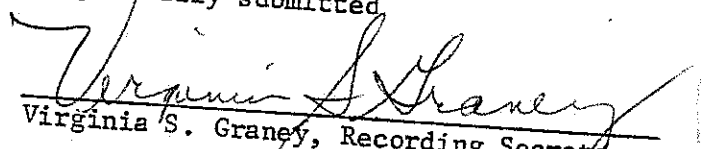
The Secretary was instructed to forward a copy of the proposed regulations, with the changes mentioned, to CRCOG, and to schedule a public hearing.

ZONING VIOLATIONS

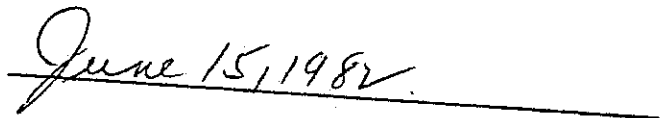
The secretary was instructed to ask the Zoning Enforcement Officer to check on the large trailer located on Sullivan Avenue on Anita Roy's property, and to follow up on the Sheridan horse. She was also instructed to follow up on the car dealers the Commission wrote to on March 31st, to see if they intend to file applications for amended site plans in view of the new regulations.

There being no further business, Mr. Hallowell moved the meeting be adjourned at 10:40 P. M. Mr. Mainelli seconded the motion, and it was unanimously voted in favor.

Respectfully submitted,

  
Virginia S. Graney, Recording Secretary

APPROVED:

  
June 15, 1982

**Old Dominion Freight Line Truck Terminal  
Formerly: Preston Trucking Company & RLR  
Investments  
150 Strong Road**

# Old Dominion Freight Line

150 Strong Road  
South Windsor, Connecticut

APPLICANT:  
**D.F. Chase, Inc.**  
3001 Armory Drive, Suite 200  
Nashville, TN 37204  
615-812-0750

OWNER:  
**Old Dominion Freight Line, Inc.**  
500 Old Dominion Way  
Thomasville, NC 27360



CERTIFICATION: 700-1100-0001-000-0170

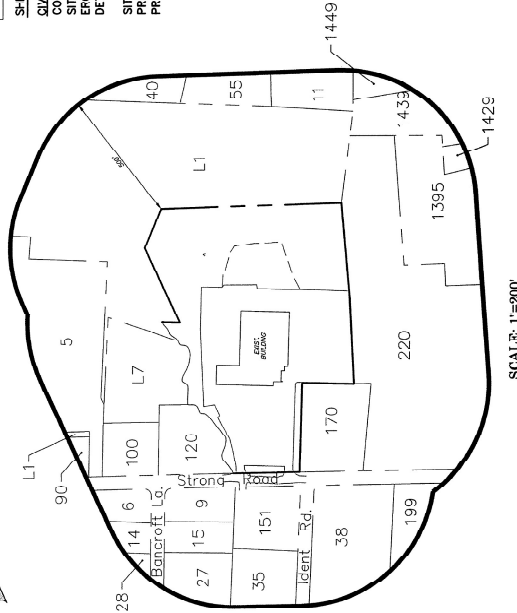
July 7, 2011  
David Blund  
3001 Armory Drive, Suite 200  
Nashville, TN 37204  
Dear Mr. Blund:  
Re: Appl. 11-00, Old Dominion Site Plan  
We are pleased to advise you that on July 7, 2011 the above mentioned application was approved with modifications.  
This approval is for the site plan modifications for a 1325 of truck dock, addition and other modifications to the site plan for the Old Dominion Freight Line, Inc. (ODFL) located at 150 Strong Road, South Windsor, CT 06074. The site plan is subject to the following modifications:

1. The site plan modifications for a 1325 of truck dock, addition and other modifications to the site plan for the Old Dominion Freight Line, Inc. (ODFL) located at 150 Strong Road, South Windsor, CT 06074. The site plan is subject to the following modifications:
2. No building permits will be issued until the final plan has been filed in the Town Clerk's Office.
3. This application is subject to the conditions of approval of the final plan. The applicant must submit a final plan to the Town Clerk's Office within 30 days of the date of approval of the final plan. The final plan must be submitted to the Town Clerk's Office within 30 days of the date of approval of the final plan.
4. All other modifications to the site plan must be submitted to the Town Clerk's Office within 30 days of the date of approval of the final plan.
5. A new building permit is required prior to issuance of a Certificate of Occupancy for Article 9.2.B of the Zoning Regulations.
6. All plans used in the final plan must be submitted to the Town Clerk's Office within 30 days of the date of approval of the final plan.
7. The final plan must be submitted to the Town Clerk's Office within 30 days of the date of approval of the final plan.

DRAWING NUMBER  
**3735**

DRAWING NUMBER

DRAWING INDEX	SHEET NO.	LATEST REVISION
COVER SHEET	1 of 4	7-8-11
SITE PLAN	2 of 4	6-23-11
EROSION & SEDIMENT CONTROL NOTES	3 of 4	7-8-11
DETAILS	4 of 4	6-23-11
SITE PHOTOGRAPHIC PLAN	5-19-11	
PRELIMINARY ARCHITECTURAL ELEVATIONS	A2.3.1	5-17-11
PRELIMINARY ARCHITECTURAL ELEVATIONS	A3.2.1	5-18-11



SCALE: 1"=200'

PREPARED BY:  
**J.R. RUSSO & ASSOCIATES, LLC**  
Land Surveyors & Professional Engineers  
1 SHOLAN ROAD  
EAST WINDSOR, CONNECTICUT 06026  
TEL: (860) 682-2448  
FAX: (860) 682-2448



Certified FROM 1000001143700011

July 7, 2011

J.R. Russo & Associates, LLC

1500 Main Street, Suite 200

East Windsor, CT 06026

TEL: (860) 682-2448

FAX: (860) 682-2448

www.jrrusso.com

State of Connecticut

Professional Engineer

No. 1143700011

Exp. 12/31/2011

Category: Land Surveying

Signature: J.R. Russo

Date: July 7, 2011

Project: Old Dominion Site Plan

Sheet: 1 of 4

Scale: 1"=200'

Location: 150 Strong Road, South Windsor, CT 06074

Owner: Old Dominion Freight Line, Inc.

Applicant: D.F. Chase, Inc.

Revised: 7/7/11

Drawn: J.R. Russo

Checked: J.R. Russo

Approved: J.R. Russo

Seal: J.R. Russo

Stamp: J.R. Russo

Notes: See sheet 2 of 4 for details.

Comments: None.

Revisions: None.

History: None.

Log: None.

Index: None.

Summary: None.

Conclusion: None.

Recommendation: None.

Final Decision: None.

Next Steps: None.

Follow-up: None.

Archive: None.

Retention: None.

Disposal: None.



006673

*How: The hand*

TOWN CLERK

JUL 13 2011

TO BE PUBLISHED IN THE JOURNAL INQUIRER

SATURDAY JULY 16, 2011

**SOUTH WINDSOR PLANNING & ZONING COMMISSION**

The following action was taken by the South Windsor Zoning Agent:

Approved Appl 11-16P, Old Dominion Site Plan – request for site plan modification for a 13,225 sf truck dock addition and other improvements on property located at 150 Strong Road, I zone

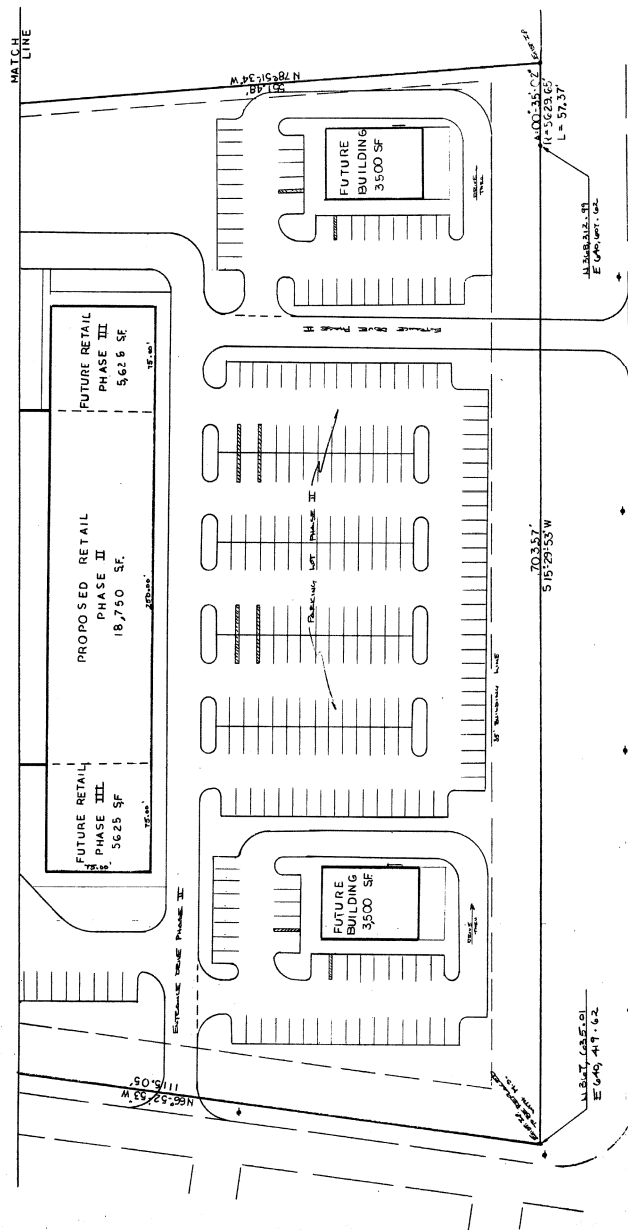
Approved Appl 11-17P, Carla's Pasta – request for s site plan modification to install a fuel cell and associated outdoor equipment on property located at 50 Talbot Lane, I zone

Patrick Kennedy, Chairman

**Capitol Moving & Storage Company Warehouse**  
**Formerly: Linkwood Manufacturing**  
**220 Strong Road**







JOHN FITCH BOULEVARD U.S. RT. 5

PLOT PLAN & PHASING PLAN  
1" = 40'

 $\tau = 40'$ 

rec. for filing July 21, 1994  
@ 1:30 p.m.  
Theresa G. Samuel, A.T.C.



...the ... of ...

This Plan of Development  
**APPROVED**  
Date: 5/17/94  
[Signature] Chairman  
South Windsor Planning

THIS SITE BEAN REMOVAL S-ALL  
SAPING JO 5/17/94  
UNLESS AL  
COMPLETE  
OF THE CON-

This drawing reproduced in accordance with state filing regulations. Process used: ☐ Wash-off ☒ Fast-line photo

LIVES:  
\* CONTAINED INFORMATION TAKEN FROM A-2 SURVEY  
PREPARED BY ANN BELL & RABON  
BIRMINGHAM, AL. THE HIGHTOWER INC.  
MAY 6 BT077-D DATED 1-4-70 1-40  
FILED IN YOUR RECORDS 5-1-70  
HIGHTOWER RECORD ON 1106796 5-1-70

[illegible]



PLANNING & ZONING COMMISSION

Instant Minutes

- 1 -

May 17, 1994

MEMBERS PRESENT: Vice Chairman Frank Castro, Marshall Montana, Louise Evans, Thomas March, Russell Levack, and Clifford Gallicchio

ALTERNATES PRESENT: Roger Cottle sat for Thomas Murrin

STAFF PRESENT: Michele R. Lipe, Assistant Planner/Analyst

THE FOLLOWING ARE MOTIONS MADE DURING THE SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION - MADDEN ROOM

ITEM: New Business

1. Pursuant to the order of the Honorable A. William Mottolese, Judge in the matter of Carole G. Halpin, et al v. South Windsor Planning and Zoning, docket number CV-93-0525552-S dated March 15, 1994, the case is remanded to the South Windsor Planning and Zoning Commission with instruction to hold a public hearing solely for the purpose of reviewing a certain protest petition which was presented at the public hearing held on February 2, 1993 with respect to application #92-50P, Avery Meadow DRZ, which petition is contained in the court record. The purpose of this review will be to determine if said petition meets the standards set forth in Connecticut General Statutes Section 8-3(g). The Commission's finding on this issue shall be supplemented in the record of the above-referenced matter pending in Superior Court.

Motion to invalidate the original petition because the petitioners did not have valid signatures for property that comprised 20% of the area within 500' of the zone change boundary, since several of the properties had only one owner's signature where 2 were required. (tabled at the May 10, 1994 meeting)

Motion to place the above motion back on the table

Was made by Commissioner Evans

Seconded by Commissioner Gallicchio

The motion carried

The vote was as follows: unanimous

Motion to invalidate the original petition because the petition did not contain valid signatures for 20% of the property area within the 500' perimeter. The reason for this is that 3 properties (233 Fairview Dr., 252 Fairview Dr., and 169 Kent Lane) were not properly represented on the petition. These 3 properties totalled 1.64 acres, bringing the effective valid area to 11.73 acres. The required area for the petition to be valid is 12.6 acres, according to Reino E. Hyyppa & Associates whom we hired to do the work. The total acreage within 500' is 63.01 acres.

PLANNING & ZONING COMMISSION

Instant Minutes

- 2 -

May 17, 1994

Was made by Commissioner Evans  
 Seconded by Commissioner Montana  
 The motion carried

The vote was as follows: 4-3 with Evans, March, Montana & Cottle  
voting for the motion. Levack,  
Gallicchio, and Castro voted against the  
motion

2. Appl. #94-11P, Gaetano J. Bazzano - Resubdivision of  $\pm$  26.13 acres located on the northerly side of Beelzebub Road and easterly side of Charing Road, A-30 zone

Motion to approve with modifications application #94-11P

Was made by Commissioner Evans  
 Seconded by Commissioner Cottle  
 The motion carried  
 The vote was as follows: unanimous

3. Appl. #94-13P, Linkwood/PDS Engineering & Constr - Site Plan of Development for property located on the northerly side of Strong Road and westerly side of John Fitch Boulevard, I zone

Motion to approve with modifications application #94-13P

Was made by Commissioner Gallicchio  
 Seconded by Commissioner Levack

*The motion carried*  
*The vote was unanimous*

4. Appl. #94-14P, Jeffrey Coho - Site Plan of Development for property located at 544 Buckland Road, RC zone

Motion to table application #94-14P until the Special Meeting  
scheduled for June 7, 1994

Was made by Commissioner Evans  
 Seconded by Commissioner Cottle  
 The motion carried  
 The vote was as follows: unanimous

# 5. Bond settings/reductions/callings

- a. Appl. #87-78P, Birchbriar Estates: present bond amount is \$63,000; recommended bond reduction is 0; remaining bond balance is \$63,000
- b. Appl. <sup>87-43P</sup>~~#86-13P~~, Partridge Meadows: present bond amount is \$153,000; recommended bond reduction is 0; remaining bond balance is \$153,000
- c. Appl. #88-53P, Dart Hill Estates Phase I: present bond amount is \$98,000; recommended bond reduction is 0; remaining bond balance is \$98,000

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONInstant Minutes

- 3 -

May 17, 1994

- d. Appl. #90-60P, Dart Hill Estates Phase II: present bond amount is \$155,000; recommended bond reduction is 0; remaining bond balance is \$155,000
- e. Appl. #92-15P, Dart Hill Estates Phase III: present bond amount is \$165,000; recommended bond reduction is \$60,000; remaining bond balance is \$105,000
- f. Appl. #91-13, Redfield Phase I: present bond amount is \$174,000; recommended bond reduction is 0; remaining bond balance is \$174,000
- g. Appl. #91-13P, Redfield Phase II: present bond amount is \$200,000; recommended bond reduction is 0; remaining bond balance is \$200,000
- h. Appl. #91-13P, Redfield Phase III: present bond amount is \$168,000; recommended bond reduction is 0; remaining bond balance is \$168,000

Motion to approve the recommended bond reductions as stated above

Was made by Commissioner March

Seconded by Commissioner Cottle

The motion carried

The vote was as follows: unanimous

- i. Appl. #87-436, Town Shopping Center  
Appl. #93-14P, Town Center SRD

IWA/CC recommends a combined \$10,000 bond for E & S measures at the Town Shopping Center and Senior Residence Facility (instead of two separate bonds)

Motion to approve the IWA/CC recommendation as stated above

Was made by Commissioner Evans

Seconded by Commissioner Cottle

The motion carried

The vote was as follows: unanimous

ITEM: Minutes

The minutes of <sup>April</sup> ~~March~~ 12, 1994 were accepted by consensus of the Commission.

ITEM: Adjournment

Motion to adjourn the meeting at 9:40 p.m.

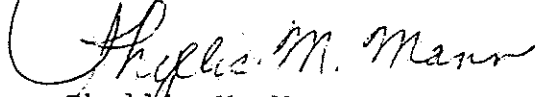
Was made by Commissioner Gallicchio

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONInstant Minutes

- 4 -

May 17, 1994Seconded by Commissioner MontanaThe motion carriedThe vote was as follows: unanimous

Respectfully submitted



Phyllis M. Mann

Recording Secretary

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes

- 1 -

May 17, 1994

MEMBERS PRESENT: Vice Chairman Frank Castro, Marshall Montana, Louise Evans, Thomas March, Russell Levack, and Clifford Gallicchio

ALTERNATES PRESENT: Roger Cottle sat for Thomas Murrin

STAFF PRESENT: Michele R. Lipe, Assistant Planner/Analyst

Vice Chairman Castro called the meeting to order at 8:00 p.m.

ITEM: Public Participation

Joseph Natsisky, of 122 Newmarker Road, said that his neighbor put up a stockade fence with the rough part facing Natsisky. The fence has been placed so that it blocks Natsisky's view when he backs out of his driveway.

Castro informed Natsisky that there is no regulation to cover which side of the fence should face neighbors and referred him to the Zoning Enforcement Officer.

Jerry Baseel and Viney Wilson, members of the South Windsor Park & Recreation Commission, requested time on the June 14, 1994 agenda to discuss their plans for a golf course in South Windsor. They plan to have a feasibility study done for this recreational facility which will include a golf course, cross country skiing, ice skating, and walking trails. They would appreciate any comments that Planning & Zoning would have regarding this proposal.

ITEM: New Business

1. Pursuant to the order of the Honorable A. William Mottolese, Judge in the matter of Carol G. Halpin, et al v. South Windsor Planning and Zoning, docket number CV-93-05255520S dated March 15, 1994, the case is remanded to the South Windsor Planning and Zoning Commission with instruction to hold a public hearing solely for the purpose of reviewing a certain protest petition which was presented at the public hearing held on February 2, 1993 with respect to application #92-50P, Avery Meadow DRZ, which petition is contained in the court record. The purpose of this review will be to determine if said petition meets the standards set forth in Connecticut General Statutes Section 8-3 (g). The Commission's finding on this issue shall be supplemented in the record of the above-referenced matter pending in Superior Court. (tabled at the May 10, 1994 meeting)

Motion to invalidate the original petition because the petitioners did not have valid signatures for property that comprised 20% of the area within 500' of the zone change boundary,

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 2 -May 17, 1994

since several of the properties had only one owner's signature where 2 were required (tabled at the May 10, 1994 meeting)

Evans made a motion to place the above motion back on the table. Gallicchio seconded the motion. The motion carried and the vote was unanimous

Ralph Alexander, Town Attorney, presented a history of this application for the Commission. He said, from a legal point of view, he was not in agreement with the points raised at the public hearing although he could see validity of the points. There is a broader issue that the Commission has to be aware of and this is allowing more input from the proponent on this particular issue. The public hearing is closed and the statutes are clear in that the Commission has no authority to reopen the public hearing for additional comments. Any deficiency in the amount of evidence obtained or any need for further evidence will be determined by the Court.

The legal point previously raised was the definition/clarification of the term "lot". The case was presented in the narrow definition of "lot" within zoning regulations. The statute that this case has been remanded on goes back to the early twenties. The term "lot" was used to describe a parcel of land. The assessor's maps, up until the sixties, identified land for purposes of taxation by block and lot number. These lots could be house lots, farm lots, wood lots, and swamp lots. The term "lot" is used in the terminology for conveyance in many places and situations. There is no case exactly interpreting what the word "lot" means. Through evolution of the statute, from the twenties, direction was clarified as in the rear of; to the side of; and in front of; which created problems. In 1947 the statement was changed to "in any direction" during a case hearing over definition of a radius area. "Any" can be interpreted many different ways. This caused a problem and consequently it was changed to "in every direction". Statutes should be interpreted to provide a rule that applies in every situation. As a result of the above case and the impacts coming from zone changes, it was changed to "all the land within that area". Land was used interchangeably with the word "lots".

The above example is not applicable to this situation of Avery Meadow DRZ. It is a generic application of the word "lot". Buildable lots have input over empty lots if the philosophy of buildability of a particular parcel is applied.

Alexander said that the purpose of the Commission's action, at this point, is purely mechanical. The Commission has heard all of the facts of the public hearing which was closed legally. The Commission has no legal authority to hear anything further from anyone including the applicant. Determination of the validity of the petition is to be made based on the evidence put before the Commission.



TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 3 -May 17, 1994

Discussion ensued among the Commission with the following comments and concerns:

- the Commission thought that the original signatures were valid
- clarification of whether or not Town open space was considered "common"
- all co-owners (or someone with power of attorney) have to sign a petition to make it legal

Evans made a motion to invalidate the original petition because the petition did not contain valid signatures for 10% of the property area within the 500' perimeter. The reason for this is that 3 properties (233 Fairview Dr., 252 Fairview Dr., and 169 Kent Lane) were not properly represented on the petition. These 3 properties totalled 1.64 acres, bringing the effective valid area to 11.73 acres. The required area for the petition to be valid is 12.6 acres, according to Reino E. Hyyppa & Associates whom we hired to do the work. The total acreage within 500' is 63.01 acres.

Montana seconded the motion. The motion carried and the vote was 4-3 with Evans, March, Montana & Cottle voting for the motion. Levack, Gallicchio, and Castro voted against the motion.

2. Appl. #94-11P, Gaetano J. Bazzano - Resubdivision of ± 26.13 acres located on the northerly side of Beelzebub Road and easterly side of Charing Road, A-30 zone (PH 4/19/94)

It was noted that the Town Engineer has not commented on the revised plans. Most of the changes are technical.

Lipe reviewed this application for the Commission.

Evans made a motion to approve application #94-11P with the following modifications:

1. This approval is for 11 lots, numbered 1-11.
2. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
3. All lots shall be serviced by the Town of South Windsor sanitary sewer system and are subject to the approval of the Water Pollution Control Authority.
4. Water shall be supplied to this subdivision by the Connecticut Water Company.
5. Street lighting shall be installed on streets, at intersections, and on cul-de-sacs in accordance with the policy established by the Town Manager. Street lighting is to be coordinated with the Chief of Police.

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 4 -May 17, 1994

6. Street names and locations of fire hydrants are subject to the approval of the Fire Marshal of the Town of South Windsor. Street names and supporting posts shall be installed by the developer in conformance with the standards of the Town of South Windsor, at no expense to the Town.
7. A liability insurance policy shall be submitted to this Commission naming the Town of South Windsor as an insured, with a combined single limit for bodily injury and/or property damage in the amount of \$1,000,000.
8. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including a bond in the amount of \$10,000.
9. Prior to commencement of any site work, a meeting must be held with Town Staff.
10. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
11. All easements for conservation purposes, drainage or utilities, that may be required in connection with the approval of this subdivision, must be submitted on standard Town easement form where appropriate, to this Commission prior to filing the mylars and issuance of building permits. All deeds for open space, public improvements and roadways must be submitted prior to request for Town acceptance; all deeds must be in accordance with the policy for accepting deeds and must be approved by the Engineering Department and Town Attorney.
12. Footing drains are required for each house. Prior to the building of any structure on a lot, a topographic map, drawn to a scale of 1" = 40', shall be submitted for each lot in the subdivision, showing proposed contours, elevations and the location of the footing drains. No building permits will be issued until the proposed contours, floor elevations and location of footing drains have been approved by the Town Engineer.
13. If, for any reason, finished grading and other individual lot site work is not completed, the Town Engineer shall determine the amount of a cash bond to ensure final grading and site work. This cash bond must be submitted prior to issuance of a Certificate of Occupancy.
14. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding, and all bonds shall be posted prior to filing the plans.

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 5 -May 17, 1994

If the developer chooses to submit a Letter of Credit for a one year term, in lieu of a surety bond, said Letter of Credit must be renewed on a yearly basis until completion of the development. If a new Letter of Credit has not been received within 30 days before the expiration date, the Commission may, at its option, call the Letter of Credit it is holding.

15. A drainage assessment fee in the amount of \$550 shall be submitted to this Commission.
16. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the Town Clerk's Office.
17. Engineering comments of a memorandum dated April 7, 1994 to Marcia Banach must be addressed to Town Engineer's satisfaction.
18. Details of home owners association ownership and maintenance of island must be worked out with Town Staff.
19. Driveway restrictions must be shown on the plot plan.
20. In accordance with Section 5.C.1.c, the Commission must agree with the selection of an appraiser to determine the fair market value of the land prior to subdivision. Ten percent of the fair market value shall be provided to the Town as a fee in lieu of open space. Said fee to be paid in accordance with the provisions of the above-referenced section and Connecticut General Statutes.
21. Sidewalks are not required in this subdivision.

Black and white transparent mylars of Sheets #2 and #3 with the above modifications, together with three blueprint copies of the entire set of 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 August 28, 1994. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Cottle seconded the motion. The motion carried and the vote was unanimous.

3. Appl. #94-13P, Linkwood/PDS Engineering & Constr. - Site Plan of Development for property located on the northerly side of Strong Road and westerly side of John Fitch Boulevard, I zone

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes

- 6 -

May 17, 1994

Brian Lyman, owner of Linkwood and Frank Borawski, engineer for the applicant, were both present to present this application. Borawski said that Phase I of the project will cover the saw mill and two kilns for the Linkwood Furniture Business. Comments from the Design Review Board have been incorporated into the revised plans. The IWA/CC approval is in place. The building will feature a wood facade and a wood front that looks like an old saw mill. The proposed saw mill will be enclosed.

Lipe provided the following planning report to the Commission:

- "1. Application is for a 6,000 sq ft industrial/manufacturing building and 2 kilns on property located on the northerly side of Strong Road, on the westerly side of Route 5, I zone. The driveway is approximately 1100 feet from Rte 5.

The site size is 17.1 acres. This building is in Phase I of a three phased industrial complex. The proposed impervious coverage .8%;65% allowed. Building coverage must be added. The number of parking spaces required for this use is 9, the applicant is showing 23. It appears that all zoning requirements have been met.

The concept for the future phases indicated the following:

Phase II	61,000 manufacturing = 87 spaces
18,750 sq ft	retail = 94 spaces
10,000 sq ft	office = 45 spaces

They are showing 210 spaces, the applicant will be requesting a waiver of 16.

Phase III	106,000 manufacturing = 151 spaces
30,000 retail	150 spaces
10,000 office	45 spaces

They are showing 282 spaces, the applicant will be requesting a waiver of 64.

Due to the number of parking spaces proposed, this project is subject to STC approval. Also, because it has entrances proposed on Route 5, it will be reviewed by the State DOT as well. The applicant has indicated that those reviews are in progress now.

We have also referred the applicant to Sec. 13.4 which addresses parking lot landscaping.

2. We have asked the applicant to explain the retail use proposed because retail uses are generally not permitted in the industrial zone. Sec. 6.1.4 addresses accessory uses allowed and states "... incidental sales shall be permitted as an accessory use

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes

- 7 -

May 17, 1994

provided either : 1) no more than 20% of gfa is devoted to such sales; b) not more than 6 sales events are held per year."

3. The site currently is a open field on the corner of Strong Road and Rte 5. There are no regulated wetlands on the site. There is an intermittent water course in the rear on the northerly side of the property. The applicant received IWA approval on 5/11/94. The IWA/CC recommended a bond in the amount of \$5,000. There were no unusual approval conditions placed on the application.
4. The site is serviced by public water and town sewers in Strong Road. WPCA approval is not required. Fred Shaw, Sup't of WPC has indicated that a manhole should be provided over the lateral in area off pavement in the right of way.

Also, the amount of developed acreage should be determined and reported to the Collector of Revenue for purposes of assessing the sewer connection charge.

5. The design of the building includes a wood front carried along a portion of the sides with the remainder being a metal building. This site was reviewed the Architecture and Design Review Board. The applicant met with the Board twice and satisfactorily addressed the landscaping and screening concerns of the Board.

The landscaping proposed includes an 8 ft high berm which faces the Rte 5 side of the site to provide some screening of the kilns. There are three maple trees proposed for the frontage of Strong Road. When phases I and II are developed the applicant's engineer has indicated that this affect would be carried down the length of Strong Road.

If this application is approved, the planning department requests the following modifications:

- key map must be in accordance with Sec. 8.1.2.1 of the zoning regulations.
- building coverage must be shown."

Lipe provided the following engineering report from Jerry Iazzetta, Town Engineer to the Commission:

"Drainage Calculations

1. Gravel areas are to be designated impervious areas. The calculations for the proposed conditions should be revised.

Sheet S-1

1. Key map should indicate U.S. Route 5.

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes

- 8 -

May 17, 1994

2. No scale is shown. This should be at 200 scale or less.

Sheet S-4

1. A-2 certification required.
2. One foot contours should be shown, as this area is very flat.
3. Grading on west side of building should indicate "grade to drain" and some existing spot elevations should be shown.
4. Riprap should be placed at roof drain outlet in swale.
5. Riprap plunge pool for swale outlet pipe should be dimensioned and a detail provided.
6. Existing stream should be shown.
7. Two drainage easements are shown. Are these existing? To whom are these easements to be granted?
8. Show existing drainage pipe from N/F Highlift.
9. Detail of swale should be shown.

General Comment

1. A plot plan is not provided.
2. Iron pins should be placed at all corners and angle points in property lines.
3. Monumentation along Strong Road should be shown if existing, and if not existing the street line should be monumented and coordinates listed."

Discussion ensued among the Commissioners with the following comments and concerns:

- number of entrances to the site
- proposed two buildings located in the front of the property
- purpose of saw mill
- amount of lumber being brought in
- generation of any sawdust and/or waste
- transportation of cut lumber from the westerly side of John Fitch Boulevard to the easterly side of John Fitch Boulevard
- noise of the operation
- entering and exiting on John Fitch Boulevard
- elimination of one cut on Strong Road
- number of employees
- placement of the exhaust system
- retail in an I zone

Replies to the above comments and concerns:

- the proposed two buildings in the front of the property would be constructed for Linkwood
- Phase II and Phase III were placed on the plans for conceptual purposes
- two tractor trailer loads per week of raw lumber enters the site

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 9 -May 17, 1994

- sawdust is incinerated in the building to provide heat, there is no waste
- transportation of the cut lumber will be delivered by truck
- saw mill is fully enclosed and insulated thus eliminating the noise of the operation
- saw mill is being designed according to OSHA's standards for persons working there and also for noise
- exiting and entering from John Fitch Boulevard could be a detriment to the applicant
- it is possible to eliminate one curb cut on Strong Road
- the Company will hire 163 new employees
- all the sawdust is burned and expelled through a heat transfer system
- retail in an I zone is permitted at 20%

Gallicchio made a motion to approve application #94-13P with the following modifications:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permits 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 a bond in the amount of \$5,000.
4. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.10 of the Zoning Regulations.
5. Footing drains are required if the building has a basement.
6. A landscape bond in the amount of \$5,000 is required and must be submitted prior to filing of mylars.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. Engineering comments in letter dated April 20, 1994 to Marcia Banach must be addressed to satisfaction of Town Engineer.
9. Key map must be in accordance with Section 8.1.2.1.
10. Building coverage must be included on plans.

Black and white transparent mylars of Sheet S4 with the above modifications, together with four blueprint copies of the entire set of plans, must be submitted to this Commission (including architectural elevations) within 30 days to be stamped and signed.

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 10 -May 17, 1994

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 within 90 days. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Levack seconded the motion. The motion carried and the vote was unanimous.

4. Appl. #94-14P, Jeffrey Coho - Site Plan of Development for property located at 544 Buckland Road, RC zone

The applicant submitted a letter requesting the application to be tabled.

Evans made a motion to table application #94-14P until the Special Meeting scheduled for June 7, 1994. Cottle seconded the motion. The motion carried and the vote was unanimous.

5. Bond settings/reductions/callings

- a. Appl. #87-78P, Birchbriar Estates: Present bond amount is \$63,000; recommended bond reduction is 0; remaining bond balance is \$63,000
- b. Appl. #87-43P, Partridge Meadows: Present bond amount is \$153,000; recommended bond reduction is 0; remaining bond balance is \$153,000
- c. Appl. #88-53P, Dart Hill Estates Phase I: Present bond amount is \$98,000; recommended bond reduction is 0; remaining bond balance is \$98,000
- d. Appl. #90-60P, Dart Hill Estates Phase II: Present bond amount is \$155,000; recommended bond reduction is 0; remaining bond balance is \$155,000
- e. Appl. #92-15P, Dart Hill Estates Phase III: Present bond amount is \$165,000; recommended bond reduction is \$60,000; remaining bond balance is \$105,000
- f. Appl. #91-13P, Redfield Phase I: Present bond amount is \$174,000; recommended bond reduction is 0; remaining bond balance is \$174,000
- g. Appl. #91-13P, Redfield Phase II: Present bond amount is \$200,000; recommended bond reduction is 0; remaining bond balance is \$200,000



TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes

- 11 -

May 17, 1994

- h. Appl. #91-13P, Redfield Phase III: Present bond amount is \$168,000; recommended bond reduction is 0; remaining bond balance is \$168,000

March made a motion to approve the recommended bond reductions as stated above. Cottle seconded the motion. The motion carried and the vote was unanimous.

- a. Appl. #87-436, Town Shopping Center  
b. Appl. #93-14P, Town Center SRD

IWA/CC recommends a combined \$10,000 bond for Erosion & Sedimentation measures at the Town Shopping Center and Senior Residence Facility (in place of two separate bonds)

Evans made a motion to approve the IWA/CC recommendation as stated above. Cottle seconded the motion. The motion carried and the vote was unanimous.

ITEM: Minutes of April 12, 1994

The minutes of April 12, 1994 were accepted by consensus of the Commission.

ITEM: Correspondence/Reports

Evans reported for the I-291 Corridor Committee. The contract has been signed with Maguire Associates to do the master planning for the I-291 Corridor. The following points were raised at the Town Council meeting when Maguire Associates were introduced to the Council.

- use of zoning regulations to guide the development of the I-291 corridor
- control of access and possibly pay for the major roads through the area in order to make it more viable for industrial development
- possible grants to acquire land

Utilities and road access will be worked out first. There will be 12 public meetings. The new interstate should be completed by the end of September. It was the opinion of Evans that the Commission should be pro-active and should create zoning regulations for the Buckland Road and I-291 areas.

Levack left the meeting at 9:35 p.m.

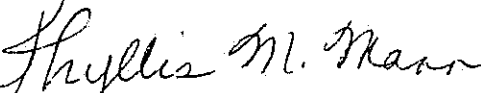
Lipe provided a handout for the Commission which illustrated parcel sizes and examples of what is sitting on that parcel presently to aid in their discussion of proposed zoning along Buckland Road.

TOWN OF SOUTH WINDSORPLANNING & ZONING COMMISSIONMinutes- 12 -May 17, 1994ITEM: Adjournment

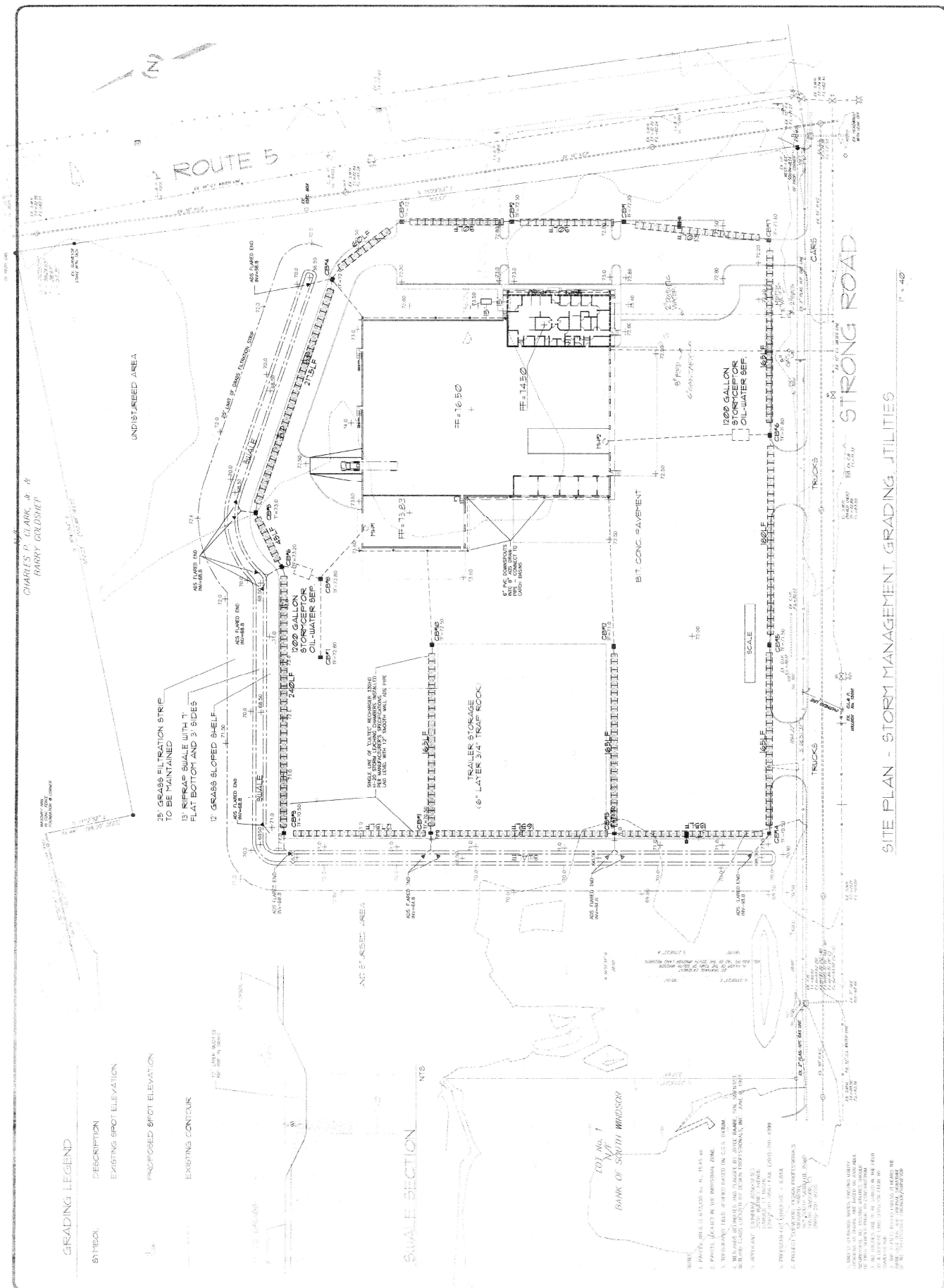
Gallicchio made a motion to adjourn the meeting at 9:40 p.m. Montana seconded the motion. The motion carried and the vote was unanimous.

7-19-94

Respectfully submitted

A handwritten signature in cursive script, reading "Phyllis M. Mann". The signature is written in dark ink and is positioned above the printed name and title.

Phyllis M. Mann  
Recording Secretary



## PLANNING &amp; ZONING COMMISSION

Minutes

-7-

July 15, 1997

pe said the property owner has been notified and they have been instructed to submit a late plan application to the Planning & Zoning Commission.

Evans had concerns centering around whether or not this use would be permitted in the I-291 corridor zone because this zone does not allow outdoor storage.

**ITEM** Adjournment:

Parrott made a motion to adjourn the meeting at 9:00 p.m. March seconded the motion. The motion carried and the vote was unanimous.

9-9-97

Date Approved

Respectfully submitted



Phyllis M. Mann  
Recording Secretary

**NOTE MEETING IS WEDNESDAY-----8:00 P.M.**

*Hitchcock E. Richardson*  
ASSISTANT TOWN CLERK

**TOWN OF SOUTH WINDSOR**

JUL 17 1997

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING****WEDNESDAY, JULY 23 1997  
COUNCIL CHAMBERS/MADDEN ROOM  
8:00 P.M.**

(Please call the Planning Department, 644-2511, ext. 253 if you will be absent)

**PUBLIC HEARING**

1. Appl #97-41P, Mannarino Builders, Inc. - Open Space Subdivision to create 26 lots to be known as "Cutler Ridge" on property containing 35+ acres located on the easterly side of Avery Street and northerly of Pine Knob Drive, RR zone (postponed from 07/08)

**REGULAR MEETING:****CALL TO ORDER:****PUBLIC PARTICIPATION:****NEW BUSINESS:**

1. Appl #97-45P, Capitol Moving & Storage Company - Site Plan of Development for the construction of a 46,000 sq. ft. building on property located on the northerly side of Strong Road and westerly of John Fitch Boulevard, I zone (action by 08/28)
2. Northern Hills - Preliminary Discussion, Buckland Road property
3. Appl #96-54P, Collins Crossing LLC - Acceptance of appraisal in the amount of \$180,000 for 9 acres on property located on the easterly side of Sullivan Avenue and westerly side of Nevers Road, A-20 zone, to set fee in lieu of open space

**BONDS:** Callings/Reductions/Settings**MINUTES:** May 20, 1997**OLD BUSINESS:** (See Page2)**OTHER BUSINESS:****CORRESPONDENCE/REPORTS:****APPLICATIONS TO BE RECEIVED:**

1. Appl #97-50P, Carol Doyer – Request renewal of a two year temporary and conditional permit for an in-law apartment located at 12 Farnham Road, A-20 zone
2. Appl #97-51P, Susan & Peter Soltoski – Request renewal of a two year temporary and conditional permit for in-law apartment located at 9 Tuttle Circle, RR OS zone
3. Appl #97-52P, Arturo Guerra/Helmar Wolf – Proposed zoning amendment to Article 13.2 of the Zoning Regulations to address “off-site” parking facilities
4. Appl #97-53P, Allen P. Bellefleur – Site Plan of Development for the construction of an addition 60' x 44" (Storage Facility) on property located at 46 Kennedy Road, I zone
5. Appl #97-54P, Lavallee Overhead Door – Site Plan of Development for outdoor storage on property located at 151 Strong Road, I zone
6. Appl #97-55P, Rene Veilleux – Resubdivision of 10.39 acres to create 3 lots and remaining land to be known as “Coven Mountain” on property located on the easterly side of Abbe Road and northerly of Maskel Road, A-20 zone

#### **ADJOURNMENT**

APPL	RECEIVED	NAME	PUB HR	ACT BY	EXT TO
97-41P	06/10/97	^ Mannarino/Cutler Ridge Open Space Sub/860 Avery St, RR zone	on 07/23		
97-44P	06/24/97	TOSW/Barton Property Subdivision 313 & 333 Troy Road, RR zone		08/28	
97-45P	06/24/97	^Capitol Moving & Storage Co Site Plan of Development John Fitch Blvd/Strong Rd, I zone		08/28	
97-46P	07/08/97	Irene T. Hindley - In-Law Apartment 107 Pine Knob Drive, A-20 zone	on 09/09		
97-48P	07/08/97	Downeast Assoc Lmt Prtnshp Zone Change Southerly of Smith Street, west of Wheeler Road North of Pleasant Valley Rd, DC zone	on 08/12		
97-49P	07/08/97	John J. & Carol F. Engleman In-law Apt 224 Carriage Drive, A-30 zone	on 08/12		

^ IWA/CC pend'g \* IWA/CC Grnt'd @ IWA/CC Denied # ZBA pend'g ! ZBA Granted

*Hetcher E. Richardson*  
ASSISTANT TOWN CLERK

TOWN OF SOUTH WINDSOR

14036

JUL 24 1997

PLANNING & ZONING COMMISSION

ion Minutes

-1-

July 23, 1997

**MEMBERS PRESENT:** Chairman Russell Levack, Frank Castro, Louise Evans, Walter Mealy and Marshall Montana arrived at the meeting at 8:10 p.m.

**ALTERNATES PRESENT:** Pat Porter sat for Thomas March  
Sue Larsen sat for Marshall Montana until she arrived at the meeting and also for Montana when she left the meeting at 11:05 p.m.  
Roger Cottle sat for Teri Parrott

**STAFF PRESENT:** Marcia A. Banach, AICP, Director of Planning

THE FOLLOWING ARE MOTIONS MADE DURING THE PUBLIC HEARING/REGULAR MEETING OF THE PLANNING & ZONING COMMISSION - COUNCIL CHAMBERS/MADDEN ROOM

**ITEM:** Public Hearing

Appl #97-41P, Mannarino Builders, Inc. - Open Space Subdivision to create 26 lots to be known as "Cutler Ridge" on property containing 35 + acres located on the easterly side of Avery Street and northerly of Pine Knob Drive, RR zone

Motion to continue the public hearing for the above referenced application until August 12, 1997

Was made by Commissioner Evans  
Seconded by Commissioner Castro  
The motion carried  
The vote was as follows: unanimous

**ITEM:** Regular Meeting

Extension of Meeting

Motion to extend the meeting to finish the agenda

Was made by Commissioner Castro  
Seconded by Commissioner Mealy  
The motion carried  
The vote was as follows: unanimous

**ITEM:** New Business



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

**Action Minutes****-2-****July 23, 1997**

2. Appl #97-45P, Capitol Moving & Storage Company – Site Plan of Development for the construction of a 46,000 sq. ft. building on property located on the northerly side of Strong Road and westerly of John Fitch Boulevard, I zone

Motion to approve with modifications appl #97-45P, Capitol Moving & Storage Company

Was made by Commissioner Mealy

Seconded by Commissioner Castro

The motion carried

The vote was as follows: unanimous

3. Appl #96-54P, Collins Crossing LLC – Acceptance of appraisal in the amount of \$180,000 for 9 acres on property located on the easterly side of Sullivan Avenue and westerly side of Nevers Road, A-20 zone, to set fee in lieu of open space

Levack disqualified himself from discussing or acting on application #96-54P, Collins Crossing LLC.

ice Chairman Castro chaired the meeting.

Motion to accept the appraisal for the above referenced application

Was made by Commissioner Mealy

Seconded by Commissioner Cottle

The motion carried

The vote was as follows: unanimous

Levack returned to the meeting.

**ITEM: Bond Callings/Reductions/Settings**

1. Appl #96-45P, Maplewood Estates Subdivision: Present amount of bond is \$4,600; recommended reduction of the bond is \$1,000; remaining balance of the bond is \$3,600

Motion to approve the reduction of the bond for application #96-45P as referenced above

Was made by Commissioner Evans

Seconded by Commissioner Castro

The motion carried

The vote was as follows: unanimous

**ITEM: Minutes**

The minutes of May 20, 1997 were accepted by consensus of the Commission.

PLANNING & ZONING COMMISSION

ion Minutes

-3-

July 23, 1997

ITEM: Adjournment

Motion to adjourn the meeting at 11:20 p.m.

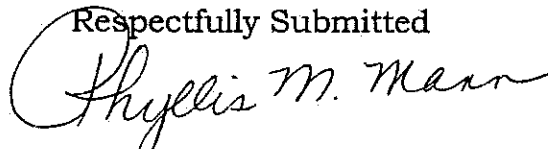
Was made by Commissioner Castro

Seconded by Commissioner Porter

The motion carried

The vote was as follows: unanimous

Respectfully Submitted

A handwritten signature in cursive script that reads "Phyllis M. Mann". The signature is written in dark ink and is positioned above the printed name and title.

Phyllis M. Mann

Recording Secretary

## PLANNING &amp; ZONING COMMISSION

Minutes

-1-

July 23, 1997

- MEMBERS PRESENT:** Chairman Russell Levack, Frank Castro, Louise Evans, Walter Mealy, and Marshall Montana arrived at the meeting at 8:10 p.m.
- ALTERNATES PRESENT:** Pat Porter sat for Thomas March  
Roger Cottle sat for Teri Parrott  
Sue Larsen sat for Montana until she arrived at the meeting and also for Montana when she left the meeting at 11:05 p.m.
- STAFF PRESENT:** Marcia A. Banach, AICP, Director of Planning  
Jerry Iazzetta, Town Engineer

Chairman Levack called the meeting to order at 8:00 p.m.

Secretary Evans read the legal notice as it was published in the Journal Inquirer.

**ITEM:** Public Hearing

1. Appl #97-41P, Mannarino Builders, Inc. - Open Space Subdivision to create 26 lots to be known as "Cutler Ridge" on property containing 35+ acres located on the easterly side of Avery Street and northerly of Pine Knob Drive, RR zone (postponed from 07/08)

Attorney Gerald Brady, representing the applicant, presented a brief history of the site and of the Blozie family, who are present owners of this property. Brady stated that the proposal is compatible with existing surrounding properties.

Wilson Alford, of Alford Associates, Inc., and representing the applicant, stated that the site contains approximately 35+ acres with 17.5 acres being dedicated for open space. Alford described the island at the entrance of the site, plus the islands located in the cul-de-sacs. The site slopes to the east allowing the drainage to the existing wetlands on the easterly portion of the site.

Bruce Hillson, of Traffic Engineering Solutions and representing the applicant, stated that the applicant had requested Hillson to evaluate sight distances that would be available at the site access road. The submitted plan was considered because of the length of the sight lines available and those exiting vehicles would have adequate sight distance. At the point of entrance to the site there is a hill and a dip in Avery Street to contend with when evaluating sight lines and continual visibility. Profiles were plotted and sight line analysis was accomplished resulting in a sight distance to the north of 525' and to the south 600'.

Alford continued his presentation by describing the stormwater drainage system. Water and sewer are available for this subdivision. The stormwater from the subdivision will be collected in the storm drainage system then drain into the detention basin. This basin will act as a siltation basin during construction. The basin will discharge the water through a level spreader to the adjacent wetland area. The applicant has received an approval from

## PLANNING &amp; ZONING COMMISSION

Minutes

-2-

July 23, 1997

A/CC. Sequencing and phasing of the construction will be accomplished in two phases. Before Phase 2 is commenced in the spring the applicant has to return to IWA/CC for approval.

The roads surrounding the cul-de-sacs will be built to town specifications. The Town Engineer has requested that elevations are changed on these roads, this request will be accommodated. Sidewalks will be placed on the streets except for the streets surrounding the cul-de-sacs. Landscaping will include pear, red sunset maples, and ash trees. The landscaping easement, which is coincident with utilities, will be moved back another ten (10) feet.

Banach provided to the Commission the following comments:

1. Application for a 26 lot open space subdivision located on the easterly side of Avery Street, north of Pine Knob Drive, RR zone.
2. Minimum lot size in the RR open space zone is 20,000 square feet; average lot area proposed is just over 24,000 square feet; minimum lot size proposed is 20,000 square feet. The proposed number of lots is the maximum number allowed using the open space subdivision formula. Lots 9-11 has their frontage on Avery Street but access will be from an interior street.
3. The open space requirement for this subdivision is either 10 acres or an amount of land equal to the average lot reduction percentage, whichever is greater. The applicant is proposing a 39% reduction of the average lot size, so 39% of the property, about 13.5 acres, is required for open space. The applicant is providing about 13.5 acres of open space.

Access into this open space is proposed from the new subdivision road, between lots 25 & 26 over storm sewerage via a gravel base, grassed access road.

4. The Town Council has reviewed this proposed open space and, at the recommendation of the Open Space Task Force, approved the following resolution:

WHEREAS, the Open Space Task Force has reviewed proposed Cutler Ridge open space located on the east side of Avery Street, north of Pine Knob Drive; and

WHEREAS, the proposed open space received a marginally favorable rating for Town ownership because of (1) limited external and internal access; (2) overall location at the rear of the proposed subdivision; and (3) limited access and use resulting from the large wetland and proposed detention basin in the open space; and

WHEREAS, it was the consensus of the Open Space Task Force that the Town's interests would be best served by either (1) ownership of the proposed

## PLANNING &amp; ZONING COMMISSION

Minutes-3-July 23, 1997

open space by a land trust or other private entity, or (2) recommendation to PZC that a fee in lieu of open space be accepted for this subdivision;

NOW, THEREFORE, BE IT RESOLVED that the Town Council recommends that the Planning and Zoning Commission pursue an option other than Town ownership for the proposed Cutler Ridge Subdivision open space.

5. The plans do not indicate whether the lots meet the 90 X 90 buildable square requirement; this will need to be addressed. It appears that all other zoning requirements have been met.
6. Water and sewer are available to the site from Avery Street. WPCA approval is required.
7. There is a significant wetland area in the proposed open space. This application was approved by IWA/CC on July 16 with a \$10,000 bond and an approval condition that Phase II of the project cannot commence until spring of 1998. There is no 100 year floodplain.
8. Sidewalks have been shown on one side of Chandler Drive and part of Stedman Circle, ending at the intersection of Wells Lane and Stedman Circle. Staff note that our experience with the Charing Road extension, after which this design is modeled, was that new residents expressed a desire for sidewalks for their children to walk to the school bus pickup spot. Also, with cul-de-sac islands such as these, it is no longer a simple matter to cross to the other side of the street to use the sidewalk on one side of the street. Therefore, the Commission may want to consider sidewalks on both sides of the street.
9. Town staff has a real concern regarding sight line on Avery Street caused by a vertical curve in the street near the northern boundary of the subject property. Resolving the sight line issue is proving to be extremely difficult, and the applicant's engineers are working with staff to try to find a resolution. There is also some significant road design issues on the main interior loop street. The Town Engineer will discuss these concerns more fully in his report, and staff are requesting that this hearing be held open until August 12 so that all possible attempts can be made to find solutions to these issues.
10. The applicant has submitted a street tree plan showing the trees being placed in a 10' street tree easement as required. We would note that we don't think CL&P will be willing to share their utility easement with street trees; in this situation, we ask that the 10' street trees easement be located directly behind the utility easement, with the Town identified as the grantee.

The applicant is proposing to plant Bradford pear trees, summit ash, plane trees and red sunset maple trees. The Town's tree warden suggests Chanticleer or Cleveland

## PLANNING &amp; ZONING COMMISSION

Minutes

-4-

July 23, 1997

Select instead of Bradford Pear, Patmore instead of Summit Ash, and Keithsform Norwegian Sunset Shantung Maple instead of Red Sunset Maple.

If this application is approved, the planning department requests, in addition to modifications noted already, that building lines be shown coincident with easement lines.

Iazzetta presented to the Commission the following comments dated July 23, 1997.

We have reviewed the revised drawings dated July 11, 1997 for the Cutler Ridge Subdivision (received July 16, 1997) and the revised drainage calculations dated July 16, 1997 and have the following comments:

Drainage Calculations

1. The gutter flow analysis indicates that CB #5 will have a width of flow of 12 feet and that CB #7 will have a width of flow of 14 feet. This will require additional catch basins to reduce the width of flow to 6.5 feet or less.

Traffic Analysis

We have a concern about the proposed intersection of Chandler Drive and Avery Street. Avery Street in this area is a series of hills causing sight line concerns. The traffic report presented by Traffic Engineering Solutions indicates that a "spot speed study" was done and found that the speed of vehicles approaching the site from the south was from 31 to 41 MPH with most at 37 to 38 MPH. Vehicles approaching from the north traveled at 36 to 40 MPH. The report also indicates that intersection sight distance looking north (right) is 525 feet and looking south (left) is greater than 600 feet.

Sargent Thomas Field of the South Windsor Police Service Traffic Unit has indicated that an inspection of the site found that the intersection sight distance looking north was 391 feet. He also indicated that the stopping sight distance for a vehicle traveling at 40 MPH on a downgrade of 6% would be 380 to 455 feet.

We have visited this site several times and have been very uncomfortable with both the intersection sight distance and stopping sight distance at the proposed site entrance location. Without accurate traffic speed information as a basis, it is difficult to develop a recommendation from the required sight distances.

It is therefore, our recommendation that the sight distances are measured with appropriate instruments with representatives of the applicant, Town Staff, and Police Services and a traffic speed study is completed to determine the design speed to be utilized in our evaluation. It is also recommended that because of the terrain of Avery Street that the ConnDot Guidelines for desirable be the minimum acceptable.

## PLANNING &amp; ZONING COMMISSION

Minutes

-5-

July 23, 1997

It is our opinion that the proposed intersection represents a safety issue and would recommend that if a viable alternative for egress to this site were available and safer, that the commission looks at evaluating this alternative.

2. The applicant proposed to place an island in Chandler Drive at the intersection of Avery Street. This would, therefore, propose a curb cut on Avery Street of about 100 feet (scaled). We understand that the island was proposed to try to solve, in part, the intersection sight line. However, the creation of the island at this location represents a safety problem as vehicles traveling from the north entering Chandler will have a tendency to enter into the exiting lane of Chandler. It is felt that the island creates more problems than it solves.

Sheet #1

1. The proposed Stedman Circle roadway configuration from about station 5+00 to the end of the circle is not acceptable. The proposed profile indicates that a 7% downgrade to the end of the circle and a 10% upgrade from the end of the circle to a point matching the profile at around station 5+50. This makes the roadway impossible to plow as trucks making the turn at the end of the circle are almost stopped before trying to start up a 10% slope.

Also the Public Improvement Specifications indicate that a 4% grade is the maximum allowable in a cul-de-sac. In addition the proposed cross slope creates a super elevation in the wrong direction, when turning in the circle. Also using a template for a 40-foot bus, it is noted that the bus cannot make the turn without riding over the curb.

The proposed design creates a safety problem for both residents and Town maintenance vehicles during the winter.

2. Widths of pavement and all radii of pavement should be shown.
3. Town standard is for a minimum of 4 foot of cover over sanitary pipe. It was noticed that for lots 10 and 11, the cover over the laterals at the houses is less than 4 feet. This should also be checked for all of the proposed houses.
4. Any sanitary or storm lines that run under the islands will need an easement from the Association that will own the island. Those easements should be shown.
5. The Town Right of Way shall be the curb line of the islands and shall be monumented.
6. The larger end of the island should be configured such that a 40-foot school bus and WB50 vehicles can make the turn.

## PLANNING &amp; ZONING COMMISSION

Minutes

-6-

July 23, 1997

Lot 26 will require a pull off at the street, as the grade of the driveway is greater than 10%.

8. Easement will be required over the pipe from CB4 to CB5.
9. Sanitary manholes #3 and #1 have too many connections to them.
10. Sight distance for lot 22 driveway looking east is shown as 210' but is shown across lot 22 and not within the Town Right of Way. A sight distance easement must be placed, excluding anything being planted (other than grass), or erected within the easement to insure sight distance is maintained.
11. All manholes not in the pavement shall be locking watertight covers and should be so noted.
12. It is my understanding that test pits were dug. These should be located on plan and the test pit results indicated.
13. A gravel access road is required from CB #7 to FE #1.
14. Cross sections through the island on Chandler should be taken and shown.

Sheet 4

1. Note 23 should indicate that cleanouts shall be placed at a spacing of 100 feet maximum.
2. A detail is required for the cleanout.

Sheet 5

1. The "Typical Section Through Roadway With Island" detail is not acceptable. There is insufficient information to analyze this detail.
2. The Town Standard is for the Town Right of Way to be 12 feet from curb line to the ROW. This has not been maintained in this subdivision.

Sheet 7

1. An additional Plot Plan is required, as the entire parcel is not shown on this sheet.
2. The Town will need a right to place snow on the private islands. This should be a minimum of 10 feet and should be shown.
3. The monuments shall be numbered and coordinates listed.



## PLANNING &amp; ZONING COMMISSION

Minutes

-7-

July 23, 1997

4. The entire open space should be monumented.
5. All easements should be shown with distances and bearings.
6. The stationing around the islands is confusing. They should be identified in some way to keep them separate (i.e., right, left, upper, lower, etc.)
7. Same comments as #1,4,5,6,8 for sheet #1 and #2 for Sheet 5.
8. The notes for lots 21 and 12 concerning driveways are confusing. The note for 21 should indicate "...from lot line of lot 21 & 22" or something similar. The note for lot 12 should indicate that the driveway shall be no closer than 50' from lot line of lots 12 and 13.

Sheet 8

1. Profile for Welles Lane does not show water line.
2. Profiles should show proposed finish floor elevations. The present indication does not identify this.
3. Profile for Welles Lane - Town Standards requires a 100' tangent from the intersection of Stedman Circle.
4. Chandler Drive - the sidewalk should extend around cul-de-sac.
5. It appears that the previous location of the Chandler Drive cul-de-sac is still shown on the plan view.
6. Monuments and iron pins should be shown.
7. The 100' vertical curve at station 2+60 (Chandler Drive) should be an angle point.
8. The tangent on Chandler Drive from Avery Street should be 100' minimum.
9. All roadway centerline information should be shown on plan views.
10. All easements should be shown and identified with distance and bearings.

Sheet 9

1. Same comments as Sheet 8 #2, 6, 9 & 10 and traffic analysis comments.
2. Town Standards are for a minimum 100-foot tangent between vertical curves.

## PLANNING &amp; ZONING COMMISSION

Minutes

-8-

July 23, 1997

The vertical curve for the "low side" where it meets the normal pavement section is not identified. Also the sag vertical curve around the island is not identified. A tangent is required and not identified.

4. Pavement widths and radii of all pavements must be identified.
5. The detention pond and the outlet structures should be shown.
6. Sidewalks should be shown.

Sheet 10

1. Profiles should be labeled.
2. All easements should be identified with distances and bearings.
3. Plan should identify pipes.
4. Profile should identify proposed grades.

The Engineering Department is requesting that the July 23, 1997 public hearing remain open until additional traffic information has been received and Stedman Circle redesigned.

The following comments are in addition to our July 23, 1997 memorandum concerning the proposed Cutler Ridge Subdivision.

1. The applicant has indicated that grading of the existing shoulder areas along Avery Street will be done to improve sight distance, however, this is not shown or indicated on the drawings.
2. Avery Street should be widened the length of the subdivision property such that the width of pavement from the centerline of the pavement will be fifteen feet.

Levack requested input from the public.

Bill Barron, of 29 Apple Tree Lane, had concerns centering on drinking water for the area and the retention of the existing stone walls and tree line.

The recording secretary read into the record letters from the Connecticut Water Company, dated July 7, 1997 and July 23, 1997. (Exhibit A)

anach read into the record the following letter from Connecticut Water Company dated November 26, 1996. (Exhibit B)

## PLANNING &amp; ZONING COMMISSION

Minutes-9-July 23, 1997

Whitney Thurrott, of 21 Pine Knob Circle, had concerns about the wetlands and the wildlife in the vicinity.

Joe Schoen, of 83 Pine Knob Drive, had concerns about the safety of the intersection of Pine Knob Drive and Avery Street, sight lines, use of stop signs, and proposed grades at entrance to the site.

Discussion ensued among the Commissioners with the following comments and concerns:

- maintenance of open space
- sight lines and proposed road grading
- local wells and concerns of the residents in the area; adequate measures proposed to protect the wells
- staking out the proposed entrance
- no elimination of sidewalks
- addressing speed control on Avery Street
- there is to be no clear cutting on the proposed site; trees make a difference in a quality subdivision
- the absence of a planting plan replacing trees that will be cut down
- amount of traffic on Avery Street
- variation of open space from preliminary presentation
- acceptance of an approval condition which would retain the trees and stonewalls in a 15' conservation easement along lots 11, 12, 13, 15, 16, 17 or far as it goes
- clarification of ConnDot minimum standards
- number of times that a spot speed study was done
- clarification of the statement "site access road as designed should provide safe access"
- clarification of "not acceptable" in the Town Engineer's report
- type of heating for the homes in this development
- the roads going around the cul-de-sacs should be one way
- sight distances to be measured before August 12<sup>th</sup>
- effect on sight lines if the northerly cul-de-sac is opened up to the Roncalli property
- sidewalks should be placed on Avery Street because of the proximity of Philip Smith School to this site
- restrictions placed on this development by the Connecticut Water Company and restrictions placed on lots in Pine Knob Drive
- ownership of the community well in the Pine Knob subdivision
- supply of water for this development
- grading of the cul-de-sacs to allow school bus traffic
- elevation change for 100' with a 10% grade is 10'
- proposal of island in the entrance to the site
- Avery Street should be widened at the point of access to the site

Replies to the above comments and concerns:

- maintenance of open space will be the responsibility of the homeowners association

## PLANNING &amp; ZONING COMMISSION

Minutes

-10-

July 23, 1997

uplands are located in the rear of the property – there could be a future link up with the Roncalli property

- the applicant will retain the trees and stonewalls in the 15' conservation easement
  - the intersection should be located in an area that is relatively flat
  - sight distance is a factor of being able to see adequate distance and being able to enter the flow of traffic safely
  - minimum sight distance does not include grades
  - the spot speed study was done ten times in each direction
  - no traffic report can guarantee that there will be no accidents on sites that have been studied; based upon site distances and the knowledge of the speed of traffic on Avery Street it has been determined that it will be a safe operating condition
  - "not acceptable" in the Town Engineer's report referred to the grade of the easterly cul-de-sac
  - the type of heating for this development will be gas
  - the loops are designed as one way roads
  - there will be no sidewalks on Avery Street because of the steep grade of the road banks
  - Connecticut Water Company owns the community well
  - the supply of the water for this development could come from the well owned by the Connecticut Water Company; this well also services the residents on Pine Knob Drive
  - radii of the cul-de-sacs have to be larger to allow a school bus to get around them
- ConnDot does not have a restriction in putting islands in entrances; this is a normal design practice to introduce an island
- it should be noted that the Commission is not dealing with an expressway on Avery Street; people live here and are familiar with the road

Evans made a motion to continue the public hearing for application #97-41P, Mannarino Builders, Inc. until August 12, 1997. Castro seconded the motion. The motion carried and the vote was unanimous.

**ITEM: New Business**Extension of Meeting

Castro made a motion to extend the meeting to finish the agenda. Mealy seconded the motion. The motion carried and the vote was unanimous.

**1. Appl #97-45P, Capitol Moving & Storage Company – Site Plan of Development for the construction of a 46,000 sq. ft. building on property located on the northerly side of Strong Road and westerly of John Fitch Boulevard, I zone**

Attorney Barnett Krass, representing the applicant, gave a brief history of Capitol Moving & Storage Company. He noted that approximately forty jobs would be available in this facility. The facility will increase the tax base for South Windsor and at the same time will be aesthetically pleasing. Krass introduced Mark Gagnon, owner of Capitol Moving & Storage, Barry Steinberg, engineer for the project and Gary Hath, from CR3 Landscaping, Landscape Architect.

## PLANNING &amp; ZONING COMMISSION

Minutes

-11-

July 23, 1997

Steinberg stated that the site contains 15 plus acres and is a flat site with no vegetation except for wild flowers. The site was previously used for growing tobacco. A waiver for docks facing Strong Road was previously granted by this Commission. There will be no access from Route 5, access will be from Strong Road. The office is proposed at 5,000 square feet and the warehouse at 38,000 sq. ft. The number of parking spaces provided will be 78. Façade of the building will feature a combination of metal and masonry. Additional truck docks will be located in the rear of the building also. The warehouse is used for the storage of personal property en route to its destination. It is stored in containers which are placed in the building and eventually will be picked up and continue their journey. There will be no underground tanks. . Gas, sewer, water, and underground electrical system will be available to this site. The drainage will be taken care of by an underground galley drainage system approved by IWA/CC. Lighting for the site was designed for lights on property only.

Hath, in describing the landscaping, stated that the first objective was to screen off the truck parking next to Strong Road and to provide interesting planting along John Fitch Boulevard. Short screening plants will be used on the westerly corner and northerly corner of the property. Mounds will be placed along Route 5 and be planted with evergreen trees, sycamore, and sugar maples. A hedge will be planted along Strong Road. The area along Strong Road will also feature 3' mounds with plantings. Planting will be incorporated along the foundation of the building. Dogwood and pear will be interspersed in the parking lots along with low shrubs, e.g., viburnum, bayberry, and winterberry..

Banach provided to the Commission the following comments:

1. Request for approval of a 46,000 square-foot building on the corner of Strong Road and Route 5, I zone. Lot size is 15.5 acres, ½ acre required. Proposed impervious coverage is 32.5%; 65% allowed. The applicant requested and received a waiver from this Commission on March 11 to locate the loading docks facing Strong Road. All other zoning requirements appear to be met.
2. Required parking is 101 spaces; applicant is proposing 78 regular parking spaces and requesting a waiver for 23 spaces. There are also 46 trailer storage spaces proposed, to be enclosed by an 8' chain link fence. In addition, there will be trailer cab storage overnight along the westerly side of the parking area.
3. There are three driveways proposed, all onto Strong Road. The site has about 900 feet of frontage on Strong Road. The driveway closest to the intersection of Route 5 is not for trucks, just for employees and visitors to the site.
4. The site is an open field, with very little tree vegetation on it. There is a small portion of wetlands associated with the watercourse in the northeastern section of the parcel. The applicant received IWA/CC approval on 7/16/97. They recommended a bond in the amount of \$2,000. They also submitted a memo to the PZC:

## PLANNING &amp; ZONING COMMISSION

Minutes

-12-

July 23, 1997

he IWA/CC approved a conservation plan for the above application on July 16, 1997.

During the discussion, two items were of special concern:

- \* The stormwater is handled through a large infiltrator system that could have impacts on groundwater. A system of this magnitude has not been used in South Windsor to date, so there is no past experience to help judge its viability. The system was proposed because of erosion concerns with discharging stormwater at the top of the slope associated with the Bancroft Brook wetlands system. We feel that the infiltrator system has merit but a careful review by Engineering is needed to insure that the system works as designed.
- \* A large fuel tank will be located on the site. We recommend that emergency containment procedures and equipment be provided to prevent a potential spill entering the storm drainage system.

We would appreciate Planning & Zoning giving special attention to these matters."

5. Public water and town sewers will service the site. WPCA approval is required.

The Architecture and Design Review Committee reviewed the building and landscaping plan. The applicant and design engineers met twice with the ADRC and satisfactorily addressed the building material and color concerns as well as the signage.

The committee had the following recommendations for the landscaping plan proposed:

- \* Add some undulating berms along the street frontage areas (Route 5 and Strong Road) and at the intersection of Route 5 and Strong Road;
- \* Fill in some of the gaps along the Strong Road frontage with some lower shrubs to supplement the evergreen trees proposed for screening.

There is a memo that we have received from Ron Johnson, Chair of the ADRC:

"I'm writing this memo in support of the minority opinion expressed by my colleague Tim Wentzell regarding the placement and landscaping of the aforementioned building during discussions at the ADRC's July 17 meeting. I was unable to attend the meeting, but did have a lengthy talk with Mr. Wentzell a few days later.

The main concerns we have are: The proposed 20' width of the landscaping islands along Strong Road, and the small scale of the proposed plantings. In such a limited space it would be difficult to provide adequate screening for such a large building. The developer's plan also calls for the larger trees to mature in 15 years, at which point the screening will achieve its desired effect. Because the P&Z granted a waiver to Sec. 6.1.5.5 of it's regulations and allowed the applicant to position the large overhead doors along the South side, we (Mr. Wentzell and I) feel that more should be done to screen the building on the

## PLANNING &amp; ZONING COMMISSION

Minutes-13-July 23, 1997

Strong Road side. Strong Road at Route 5 is a gateway to Main Street, one of the more rural, historical, and attractive parts of South Windsor.

We suggest moving the building 20' to the north, thereby increase the buffering islands to 40', and requiring the applicant to double the size and quantity of the trees and shrubs in the expanded space. The goal is to insure that the landscaping will reasonably screen the building in about five years.

Thank you for your consideration regarding this matter."

If this application is approved, there are no planning department modifications requested.

Banach provided to the Commission the following comments from the Town Engineer, dated July 17, 1997. (Exhibit C)

Discussion ensued among the Commissioners with the following comments and concerns:

- number of employees
- suggest the inclusion of low evergreen e.g., holly shrubs into the landscaping plan
- effectiveness of screening the loading docks
- signs for the proposed site
- too many small signs on Route 5 – they should be removed
- more plants should be provided along Strong Road
- location of the weighing station
- open bays should not be visible
- parking area in front of building and drive around building
- number of trucks plugged up to diesel heaters over night

Replies to the above comments and concerns:

- the applicant will employ approximately 40 people at this site
- low evergreen shrubs tend to burn off from the salt used on the roads in the winter time; spruce tend to hang onto their branches therefore are a good choice to have along roads
- screening along Strong Road will eventually grow to 6'
- there will be one sign only – on the building
- landscaping has been increased for the site along with higher berms along Strong Road
- the location of the weighing station will be between last two driveways – trucks drive in, get weighed, then move on  
building is set back 200' from the street
- the parking area and drive meets the requirements of the Fire Marshal
- there will be approximately 16 trucks hooked up to the diesel heaters – this procedure involves no noise

Mealy made a motion to approve application #97-45P, Capitol Moving & Storage with the following modifications:

## PLANNING &amp; ZONING COMMISSION

Minutes

-14-

July 23, 1997

Prior to commencement of any site work, a meeting must be held with Town Staff.

2. No building permits 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 a bond in the amount of \$2,000.
4. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.10 of the Zoning Regulations.
5. Footing drains are required if the building has a basement.
6. A landscape bond in the amount of \$2,500 is required and must be submitted prior to filing of mylars.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. Engineering comments of July 17, 1997 memo must be addressed to the Town Engineer's satisfaction.
9. Undulating berms should be added along Strong Road and Route 5 street frontage areas, and lower shrubs should be added to the gaps along Strong Road to supplement evergreen screening.
10. Emergency containment procedures and equipment must be provided to prevent spills from the on-site fuel tank.
11. A waiver of 23 parking spaces has been granted

Castro seconded the motion. The motion carried and the vote was unanimous.

2. Northern Hills - Preliminary Discussion, Buckland Road property (Exhibit D)

Alan Lamson, Architect and Planner; Jay Giles, Fuss & O'Neill, Inc., and Steve Mitchell, of Heskoff Associates were present for the applicant.

Lamson said that numerous meetings had been held with PZC regarding uses along Buckland Road. The proposed site contains 35 acres in South Windsor and 6 acre in Manchester. Phase I would consist development of 23 acres. The proposal includes a 62,000 sq. ft. (3,600 seat) theatre and an 8,000 sq. ft. restaurant. Traffic signals would be placed on Buckland Road in South Windsor and Buckland Hills Drive in Manchester. Multi level parking will be incorporated into the design.



## PLANNING &amp; ZONING COMMISSION

Minutes

-15-

July 23, 1997

Matthew Galligan, Town Manager, stated that he had a meeting with S.W.P.S. and issues discussed were lighting, cameras, and involvement of police immediately when there is a need. He noted that the Police Chief would be available at the public hearing when this application comes before PZC.

Discussion ensued among the Commissioners with the following comments and concerns:

- type of restaurant planned for this site
- safety factors of theater – security arrangements
- clarification of which police department would answer calls at this theatre complex
- future plans for remainder of land
- this proposal could set a recreational tone to the development of Buckland Road
- aesthetics and landscaping
- hours of operation
- traffic
- possible connection to the north
- drainage from the site
- destination of sewers
- direction in which the theater will face
- type of equipment in the theater that will generate tax revenue

Montana left the meeting at 11:05 p.m.

3. Appl #96-54P, Collins Crossing LLC – Acceptance of appraisal in the amount of \$180,000 for 9 acres on property located on the easterly side of Sullivan Avenue and westerly side of Nevers Road, A-20 zone

Levack disqualified himself from discussing or acting on application #96-54P, Collins Crossing LLC.

Castro chaired the meeting.

Mealy made a motion to accept the appraisal for the above referenced application. Cottle seconded the motion. The motion carried and the vote was unanimous.

Levack returned to the meeting.

**ITEM:** Bond Callings/Reductions/Settings

1. Appl #96-45P, Maplewood Estates Subdivision: Present amount of bond is \$4,600; recommended reduction of the bond is \$1,000; remaining balance of the bond is \$3,600

Evans made a motion to approve the reduction of the bond for application #96-45P as referenced above. Castro seconded the motion. The motion carried and the vote was unanimous.

## PLANNING &amp; ZONING COMMISSION

Minutes

-16-

July 23, 1997

**ITEM:** Minutes

The minutes of May 20, 1997 were accepted by consensus of the Commission.

**ITEM:** Other BusinessIn-House Approvals

Samsel & Carmon Funeral Home request in-house approval for a small addition. They will be going before ADRC. After discussion the Commission indicated that this particular item could be done in-house.

Battiston's Cleaners requests an in-house approval for shrubbery that is going to be moved because of the new addition. After discussion the Commission indicated that the Commission would like to see a site plan.

Interpretation of the I-291 Zone

Allied Construction Company is seeking to relocate their business onto Seapave Road. The construction of a 10,000 sq. ft. building with offices and storage would be done.

Outdoor storage would be pick-ups trucks, backhoes, dumpster, concrete forms, and miscellaneous construction materials. After discussion the Commission indicated that there is no outdoor storage in the I-291 Corridor Zone. The Commission also instructed Banach to rewrite the regulation regarding outdoor storage in the I-291 Corridor Zone Regulations. The present wording of the regulation confuses people.

Watson House

Porter noted that the brochure for the Watson House advertises special events, e.g., weddings, fund raising dinners, and business retreats. This would involve serving meals. The brochure also mentioned the prices for extended stays.

Larsen read to the Commission the approval conditions for the Watson House. She noted that people can stay fourteen days consecutively and breakfast only can be served at this establishment - no meals can be served to the general public.

After discussion the Commission indicated that the extended stay was not a problem, however, meals are served to only guests. Levack indicated he would stop by the Watson House and let the owners know they cannot violate the approval.

**ITEM:** Applications To Be Received

Appl #97-50P, Carol Doyer - Request renewal of a two year temporary and conditional permit for an in-law apartment located at 12 Farnham Road, A-20 zone

## PLANNING &amp; ZONING COMMISSION

Minutes-17-July 23, 1997

2. Appl #97-51P, Susan & Peter Soltoski – Request renewal of a two year temporary and conditional permit for an in-law apartment located at 9 Tuttle Circle, RR OS zone
3. Appl #97-52P, Arturo Guerra/Helmar Wolf – Proposed zoning amendment to Article 13.2 of the Zoning Regulations to address “off-site” parking facilities
4. Appl #97-53PX, Allen P. Bellefleur – Site Plan of Development for the construction of an addition 60' x 44' (Storage Facility) on property located at 46 Kennedy Road, I zone
5. Appl #97-54P, Lavallee Overhead Door – Site Plan of Development for outdoor storage on property located at 151 Strong Road, I zone
6. Appl #97-55P, Rene Veilleux – Resubdivision of 10.39 acres to create 3 lots and remaining land to be known as “Coven Mountain” on property located on the easterly side of Abbe Road and northerly of Maskel Road, A-20 zone

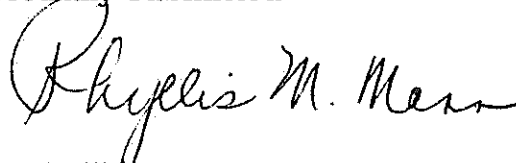
**ITEM:** Adjournment

Castro made a motion to adjourn the meeting at 11:20 p.m. Porter seconded the motion. The motion carried and the vote was unanimous.

9-23-97

Date Approved

Respectfully submitted



Phyllis M. Mann  
Recording Secretary

SPEAKERS SIGN IN

NAME & ADDRESS

Cutler Ridge

14056

PLEASE PRINT

(Thank you)

1.

Bee Barn 29 Apple Tree Lane

2.

Whitney Thurneth 21 Pine Knob Circle

3.

4.

5.

6.

7.

8.

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

22.

23.

24.

# THE CONNECTICUT WATER COMPANY

A SUBSIDIARY OF CONNECTICUT WATER SERVICE, INC.



GENERAL OFFICE: 93 WEST MAIN STREET  
CLINTON, CONNECTICUT 06413-1600  
TEL 860-669-8636

July 7, 1997

*Exhibit A*  
*7-23-97*  
**RECEIVED**

JUL 10 1997

South Windsor  
Planning & Zoning Commission

Mr. Russell Levack, Chairman  
Planning and Zoning Commission  
Town Hall  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Public Hearing- Cutler Ridge Subdivision, Avery Road  
Applicant- Robert Mannarino

Dear Mr. Levack:

The Connecticut Water Company has received a copy of the plans for the above proposed project. This project is located adjacent to our Pine Knob public drinking water supply well. Therefore we are concerned with any activities that could impact this important and irreplaceable public drinking water supply source for the Town of South Windsor.

I have reviewed the site plan prepared by Alford Associates dated June 3, 1997, and would like to offer the following comments.

1. Underground fuel storage tanks should be prohibited on this site. This should be noted on the site plan and included in the deeds to the individual lots.
2. The detention basin and other associated stormwater structures must be regularly maintained during and after construction activities. Either the Town or a homeowners association should be made responsible for the long-term maintenance of these structures.
3. The prospective homeowners for lot #'s 13 and 15 should be made aware that their properties abut a public drinking water supply well property and that the storage/disposal of noxious materials on the back of their property should be prohibited. All prospective homeowners within this subdivision should be made aware that the dumping of any materials/chemicals onto the ground or into the storm drainage system is prohibited.

*Exhibit A*  
7-23-97

Source protection is a vital concern of The Connecticut Water Company and we appreciate the opportunity to comment on proposals that may affect our sources of supply.

Sincerely,



Cindy S. Fazendeiro  
Source Protection Supervisor

cc: WFG, DFL

14059

# THE CONNECTICUT WATER COMPANY

A SUBSIDIARY OF CONNECTICUT WATER SERVICE, INC.



GENERAL OFFICE: 93 WEST MAIN STREET  
CLINTON, CONNECTICUT 06413-1600  
TEL. 860-669-8636

*Exhibit A*  
*7-23-97*

July 23, 1997

Ms. Marcia Banach  
Town Planner  
Town Hall  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Public Hearing- Cutler Ridge Subdivision, Avery Road  
Applicant- Robert Mannarino

Dear Ms. Banach:

Please be advised The Connecticut Water Company would be concerned with any major changes that may be proposed by either the town or the applicant regarding this application. We are concerned with the potential impacts a major change could have on the water quality to our Pine Knobb well. I would appreciate the opportunity to review and comment on any such changes prior to the issuance of any approvals or permits.

Thank you for your consideration in this matter.

Sincerely,

Cindy S. Fazendeiro  
Source Protection Supervisor

cc: WFG, DFL  
R. Mannarino  
B. Fleet

THE CONNECTICUT WATER COMPANY

A SUBSIDIARY OF CONNECTICUT WATER SERVICE, INC.



GENERAL OFFICE: 93 WEST MAIN STREET  
CLINTON, CONNECTICUT 06413-1600  
TEL 860-669-8636

14060

November 26, 1996

*Exhibit B*  
*7-23-97*

Mr. Russell Levack, Chairman  
Planning and Zoning Commission  
Town Hall  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Public Hearing- Rezoning of Land from RR to R-20, Apple Tree Lane  
Applicant- Mannarino

Dear Mr. Levack:

The Connecticut Water Company has received a copy of the application for the above proposed zone change. This property is located adjacent to our Pine Knob Well. Therefore we are very concerned with any activities that could impact this important and irreplaceable drinking water supply source for the Town of South Windsor.

We are concerned with the potential impacts to groundwater quality from the increase in non-point pollution loading that occurs from the increase in development density. We recommend no more than 10-20% of developable land on this site be covered by impervious surfaces. Stormwater from this site should be required to receive treatment to remove oil, grease and sediments prior to being discharged.

We would appreciate receiving a copy of the subdivision plans for this project (when available) for our review and comments.

Source protection is a vital concern of The Connecticut Water Company and we appreciate the opportunity to comment on proposals that may affect our sources of supply.

Sincerely,

Cindy F. Alleman  
Source Protection Supervisor

cc: WFG, DFL  
R. Mannarino

*Fazendeiro*



## M E M O R A N D U M

July 17, 1997

TO: Marcia A. Banach, Director of Planning

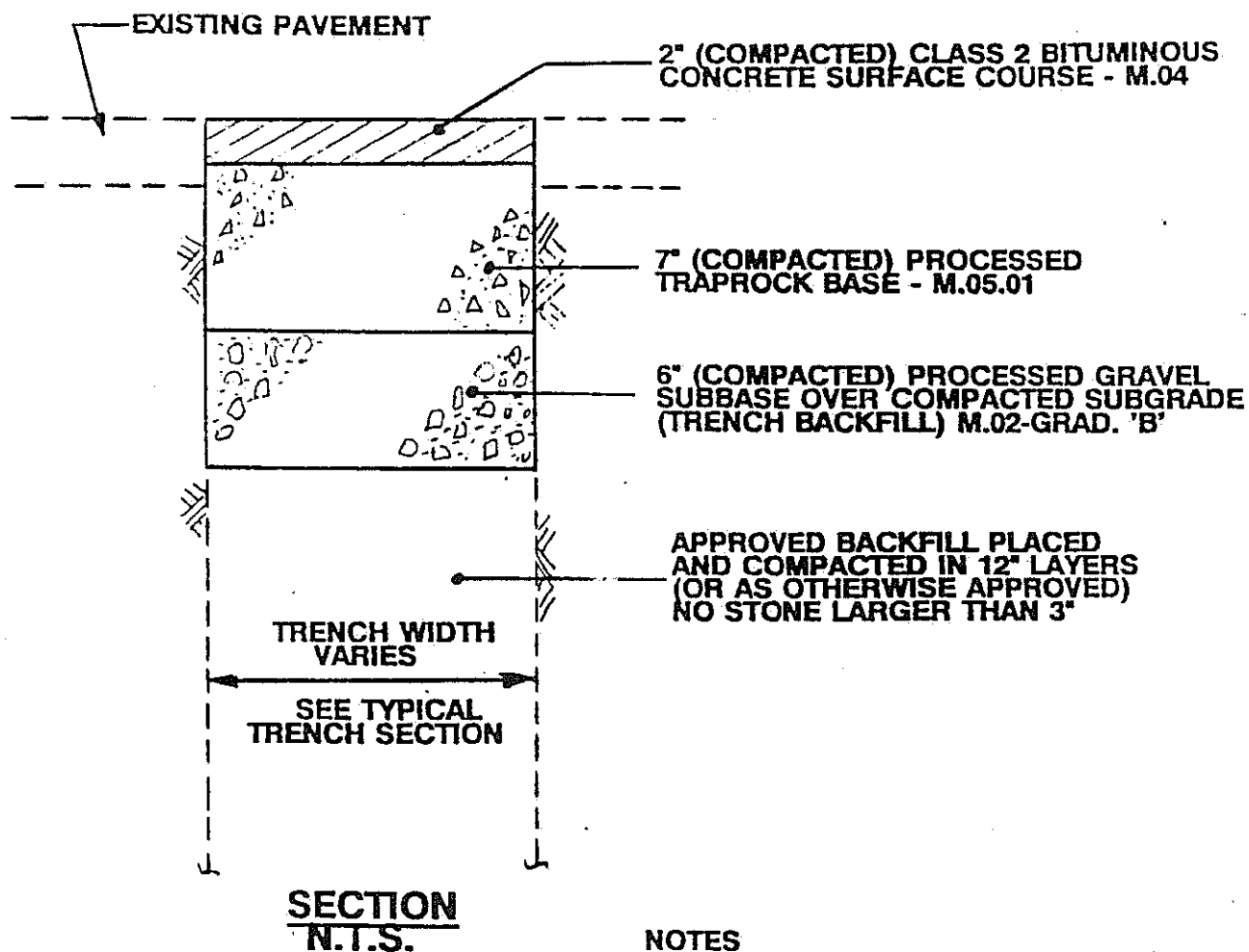
FROM: Jerry C. Iazzetta, Town Engineer

RE: CAPITOL MOVING &amp; STORAGE SITE PLAN - 97-45P

Exhibits  
7-23-97

We have reviewed the revised drawings dated 7-9-97 for the proposed Capitol Moving and Storage Site Plan and have the following comments:

1. The previous plans submitted had A-2 and T-2 "Topographic Survey" plans prepared by Design Professionals; however, this submittal does not have these plans.
2. The Site Plan(s) should have an A-2 (T-2 where appropriate) certification with original seal and signature of licensed surveyor.
3. Sheet SP-3 has the proposed sanitary line drawn in ink on this sheet. Also size, type of pipe and inverts at building and street are required.
4. Sheet SP-4
  - a) General Note #1 indicates that Barakos-Landino prepared the survey. Sheets SP-1 to SP-4 inclusive indicate that Design Professionals are the surveyors.
  - b) General Notes 5 and 8 indicates "Town of Hamden." It should say Town of South Windsor.
  - c) General Note 10 indicates "State Route 10." It should read "State Route 5."
5. Sheet SP-6
  - a) Typical Sanitary Trench detail indicates gravel fill over top of pipe. Town standard is for sand fill from centerline of pipe to 12" above pipe. Also pipe is PVC not cast iron.
  - b) Detail for Temporary Pavement Patching is required (see attached).
  - c) Detail for "Stormceptor" is shown. Where are these located?
6. The "Report of Investigation" for the test pits does not accurately show the soil conditions encountered. A layer of dense compacted sand at 24" to 36" below the surface was encountered. This layer showed rust streaking and is not conducive to infiltration. The infiltrators must be placed below this layer to obtain the designed capacity. The report should be revised to reflect this layer.
7. Test pit locations should be shown on the plans.
8. The sequence of construction should be shown on the plans.

Exhibit C  
7-23-97

**NOTES**  
1. ALL MATERIALS ARE TO MEET FORM 814,  
AS AMENDED.

## TEMPORARY PAVEMENT PATCHING DETAIL



Fuss & O'Neill Inc. Consulting Engineers

146 Hartford Road, Manchester, CT 06040-5921  
TEL 860 646-2469 FAX 860 643-6313

1200 Converse Street, Longmeadow, MA 01106-1721  
TEL 413 567-9886 FAX 413 567-8936

Providence, RI TEL 401 828-3510

July 17, 1997

Ms. Marcia A. Banach  
Director of Planning  
Planning and Zoning Commission  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Exhibit D  
7-23-97

**RECEIVED**

JUL 17 1997

RE: Gateway Development Zone  
Preliminary Development Plan  
Northern Hills Associates, LLC

South Windsor  
Planning & Zoning Commission

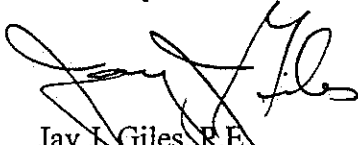
Dear Ms. Banach:

On behalf of Northern Hills Associates, LLC, we are submitting herewith 8 copies of a Preliminary Development Plan for a proposed development in South Windsor and Manchester known as Northern Hills.

The Preliminary Development Plan shows the layout of a 3,580 seat theater and a 7,850 square foot restaurant on about 23 acres of land in South Windsor (17± acres) and Manchester (6± acres). Also shown are the road and parking layouts with their associated drainage systems and the layouts of the proposed sanitary sewer and public water connections. We have also included 8 copies of a preliminary perspective of the theater.

Should you have any questions regarding the attached material, please contact us at your earliest convenience.

Sincerely,



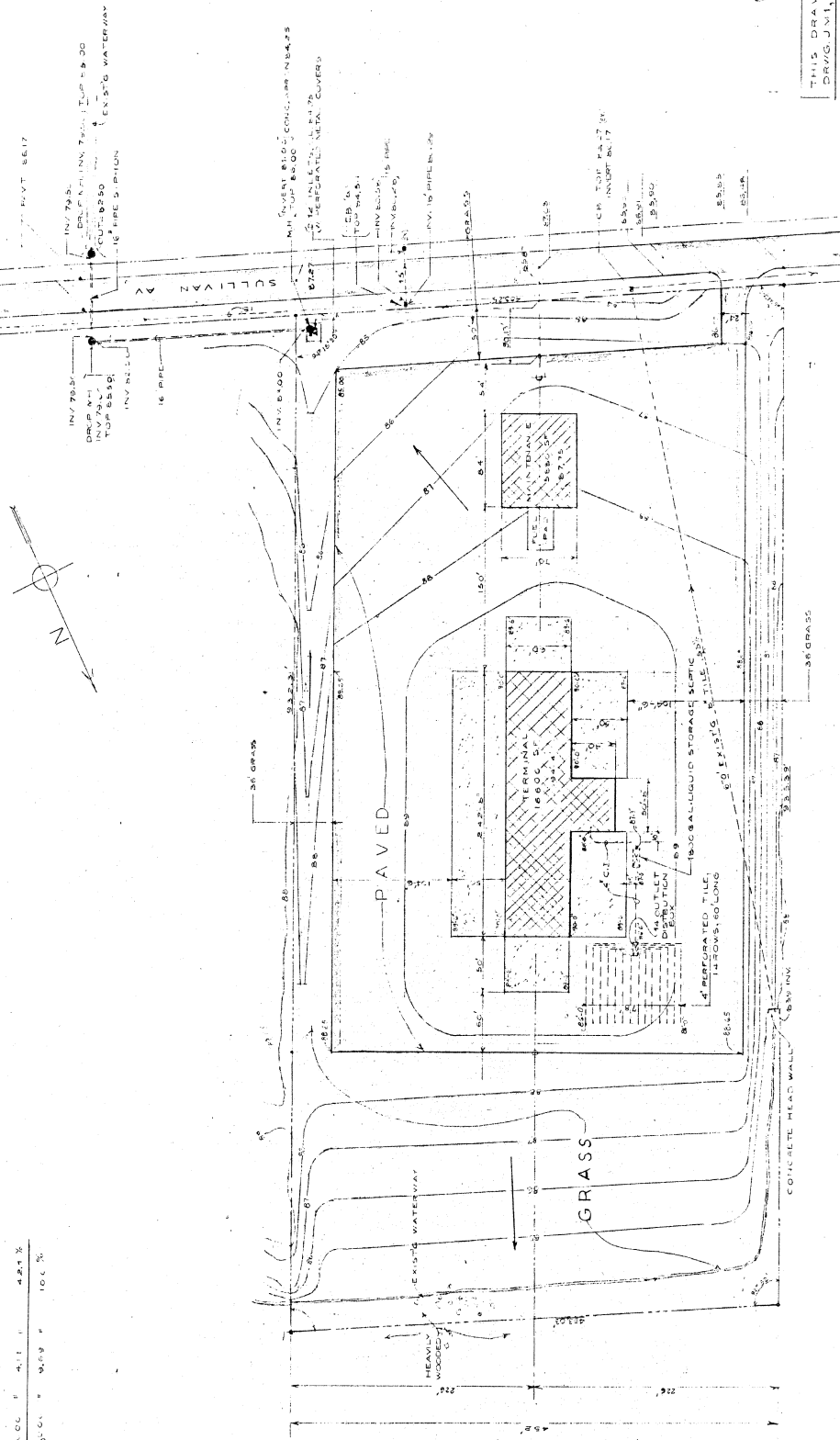
Jay J. Giles, R.E.  
Senior Vice President

/dmp

**R&L Carriers Truck Terminal**  
**Formerly: Red Star Express Lines Truck Terminal**  
**540 Sullivan Avenue**

# AREA DISTRIBUTION

BUILDING	22,500	SF	51	ACRES	53
CONCRETE	28,000	SF	64	"	66%
LANDSCAPE	19,500	SF	44	"	46%
GRASS	17,000	SF	41	"	42%
TOTAL	87,000	SF	100	%	



TOWN OF SOUTH WINSTON  
TOWN PLAN COMMISSION  
APPROVED 10/13/1953  
*Paul H. H. H. H.*  
THOMAS P. H. H. H.

THIS DRAWING REVISED  
DRUG JVI, DATED MAY 1963

FREDERICK C. LOWY ASSOCIATES  
ARCHITECTS & ENGINEERS  
RHINECLAY, N.Y.

JONES MOTOR COMPANY, INC.  
HOLLYWOOD, FLORIDA  
SOUTH WINSTON TERMINAL  
SITE PLAN

SCALE 1" = 50'-0"

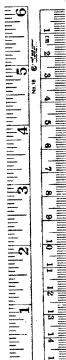
DATE 10/13/1953

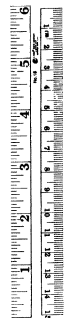
REVISIONS

DRAWING NO. J M 1-R



558-A  
10/13/53  
Frederick C. Lowy  
Architect & Engineer  
1001 State Street  
New York, N.Y.



[illegible]

PLANNING AND ZONING COMMISSION  
SPECIAL MEETING

JUNE 10, 1986  
SOUTH WINDSOR TOWN HALL

MEMBERS PRESENT: Rossi, Klenke, Montana, Hallowell, Castro

ALTERNATES PRESENT: Asplund (sitting for Gilligan); Conde (sitting for Sorenson)

CALL TO ORDER

PUBLIC PARTICIPATION

1. Windshire Abbe Estates, Phase III

Mr. Lincoln Streeter, of Bramblebrae, was present, along with several of his neighbors. Vice-chairman Marshall Montana informed him that the public hearing on Windshire Abbe Estates, Phase III, had been held last week and the Commission isn't permitted to take any more information. Mr. Streeter said he talked with the Town Attorney, who told him it was okay to speak under Public Participation. Mr. Streeter said he made comments last week referring to the fact that the majority of his neighbors were in favor of R. S.K.'s creative plans for Windshire Abbe Estates III. In the interim, he approached everybody and verified his comments that they are in favor of R. S. K.'s approach, or any other approach that could be ironed out between R. S. K. and PZC in order that Bramblebrae not become a through street. He said he hopes this Commission has not made up their minds that this is a through street.

Mrs. Montana noted that the Commission will be discussing the subject of interior lots later on this evening to resolve this question, and Mr. Streeter asked if this application would fall under the grandfather clause. Mrs. Montana said no, that this is a new subdivision. She said the Commission is talking about interior lots created in the past and not something created by someone now.

Mr. Hallowell said there are situations, such as on Main Street, where farmers kept back portions of farmland with 20' rights-of-way. There are a lot of these two or three acre parcels sitting in someone's back yards that have been on the books forever. Mr. Streeter said there have been other cases recently, such as the Lanza subdivision. Mr. Hallowell said the only one recently has been Lanza's. That was a situation where there was a street stub, 50' wide, that was supposed to go through. Mr. Hallowell noted that J. M. J. will continue the cul-de-sac on Windshire Drive through and connect to Abbe Road, and it was intended that Bramblebrae would also go through. Mr. Streeter said he and his neighbors adamantly oppose Bramblebrae going through, and hopes that PZC will work with R.S.K. He pointed out that Birch Hill has areas that don't go through. Mrs. Montana said PZC made a mistake with Tallwood years ago, and now on the traffic is going on Birch Hill Drive. Mrs. Rossi pointed out that last year during the hurricane many streets had no way out. Mrs. Montana said that if Bramblebrae does go through, it would be by an extremely circuitous route and it would eventually go to Abbe Road. She told Mr. Streeter the Commission's secretary would notify him when the Windshire Abbe subdivision has been scheduled for discussion.

REPORTS1. Acting Planning Director - Winchester Mall/Buckland Hills Mall

Mrs. Montana noted that the Acting Planning Director will give a brief report concerning the Buckland Hills Mall. Ms. Banach reported that Buckland Hills was granted a State Traffic Permit earlier this week, and none of the improvements for Buckland Hills go beyond the Town line. The only reason South Windsor had any input was because Chief Ryan called the State Traffic Control Office and said he understood Slater was going to be used and nothing was being done to upgrade it. In the middle of February he received a reply saying they would take Slater into account. A meeting was held in March and Town Officials gave them a list of concerns in South Windsor. In the middle of May, a decision was made to cul-de-sac Slater Street. A meeting was held that South Windsor was not invited to attend. South Windsor officials did go to a meeting on June 3rd, with a letter stating that we wished to go on record that the cul-de-sac at Slater Street was not the end of our problems, and that we had not had a chance to review any plans for the Mall. It turned out that this meeting was a permit meeting. Buckland Hills Mall was granted a permit within 30 minutes and we were told not to worry. We were told any improvements to Five Corners would have to be made by the developer. Ms. Banach said she is not sure what the Town Manager will do. She noted that they did ask why Buckland Hills traffic is being considered for Winchester Mall, and Winchester traffic not considered for Buckland Hills, and they were told that Buckland Hills is a reality.

Mrs. Montana said she is very concerned that South Windsor will end up with all the problems, but none of the benefits.

2. Commissioner Hallowell - Newspaper Article Concerning Letters of Credit

Mr. Hallowell referred to an article which had been published in the Wall Street Journal, and distributed copies. There was a brief discussion and the secretary was instructed to forward a copy to the Town Attorney for his comments. Concern was expressed that perhaps the amounts outstanding with certain banks should be limited.

NEW BUSINESS1. Discussion Concerning Procedures Regarding As-builts

Chief Building Official Thomas D'Auria was present at the Commission's request to discuss procedures concerning as-builts. The Acting Planning Director and Town Engineer had proposed an amendment to the Zoning Regulations requiring as-builts for site plans. Mr. D'Auria, Chief Building Official, said his department has nothing to do with as-builts for site plans. Currently, before a building permit is issued for a residential site, a copy of the survey is sent to the Engineering Department and they check it and okay it. Mr. Martel said the Engineering Department has no authority to check site plans. Mr.



6/10/86

Hallowell asked how a certificate of occupancy could be issued if neither department is doing an inspection. Mr. D'Auria said he was not aware that Engineering was not doing this, but the Building Department is not. Mr. D'Auria said that according to the State Building Code, his department has no authority beyond 5' of the building. Mr. Conde pointed out that as Zoning Enforcement Officer, he can go beyond 5'. Mr. D'Auria said that is what he is trying to get rid of. He noted that when he looks at a survey, and the building meets the requirements for sideyards, etc., that's enough for him.

Mr. Martel said that what his department and the Planning Department would like to see is that industrial sites are treated the same as a residential site. Mr. Hallowell said the Statutes already require that. Mr. Martel said he does not want himself or any of his people certifying to something somebody else is certifying. When a plan comes in it has an engineer's seal on it.

Mr. D'Auria said that as soon as footings are poured his department requires an as-built (for residential properties) and then require another when the building is finished.

Mr. Martel said if it is part of the regulations that an as-built is required for industrial sites, it can be enforced. Mrs. Klenke asked whether this would affect timing of site work, and Mr. D'Auria said they have never had any problem with that. Everybody knows it is required.

Mr. Martel said it could also be a condition of approval on every approval letter.

A question arose as to whether the Charbonneau building on Sullivan Avenue had been issued a c/o. Mr. D'Auria said no, and Mr. Asplund said it appears to be illegally occupied.

Mr. D'Auria told the Commission that as of June 10th this year, 90 more c/o's had been issued then as of June 10th last year. He said his department is very busy. Mrs. Montana suggested that he tell Charbonneau that the Commission is aware of the fact that the building is occupied without a c/o.

## 2. Case Hill Subdivision - Request for release of bond

Mrs. Mader, of Northview Drive, explained in detail the history of the drainage problems she has had in the past as a result of the Case Hill subdivision. Mrs. Klenke and Rossi asked how the problems are currently. Mrs. Mader admitted they have not had water problems recently, and that she feels pretty good about the situation, but said they haven't had rains like they did 10 years ago.

Town Engineer Martel reported that he is going by what happened last August. There were substantial rainfalls, and as much as 4" to 5" of rain during a 24 hour period. He said he had somebody go out to Mrs. Mader's property and check the catch basin and there was no problem.

Mrs. Mader referred to an Agreement she had with R. S. K. Contractors, and said they had agreed to double the size of the catch basin. She said she doesn't want to wait until there is a problem.

Town Engineer Martel said he thinks the matter should be referred to the Town Attorney, and that he has taken the position that this is an Agreement between two private parties and he cannot take a position between them.

Mr. Hollowell pointed out that that Agreement was required as a condition of approval for the Case Hill subdivision.

Mrs. Montana suggested a copy of the agreement be sent to R. S. K. and they be asked if they will comply with it, and Mr. Conde asked the Town Engineer if it is physically possible to comply with the agreement. Mr. Martel said yes.

Mr. Hollowell said the Commission has been fooling around with this matter for a long time, and it should just call the bond and Install the basin.

After a brief discussion, Mr. Hollowell made a motion to instruct the secretary to write a letter to Mr. Richard S. Kelley of RSK-Kellco, Inc., informing them that if the catch basin is not installed in front of the Maders property by July 15th, the bond will be called. Mr. Castro seconded the motion, and it was unanimously voted in favor and so ordered.

### 3. App. #1103 - Blue Spruce Estates

Mr. Martel recommended the bond be reduced by \$170,000. Mrs. Klenke made a motion to reduce the bond the Commission is holding to ensure completion of subdivision improvements from \$310,000 to \$140,000. Mrs. Rossi seconded the motion and it was unanimously voted in favor and so ordered.

### 4. South Ridge Estates

Mr. Martel reported that the subdivision improvements have been completed. He said he believes the Commission is holding bonds for \$5,000 on Benjamin Way and Garnet Lane. Mr. Hollowell said the three \$5,000 bonds should continue to be held. He noted that he and Commissioner Castro are aware of the possibility of another catch basin at the end of Garnet Lane, and suggested the possibility of asking South Ridge for a contribution to the downstream fund. Mrs. Montana asked if some of the bonding could be released, and Mr. Martel said the bonds on Section 1 through 4 could be released, and maintenance bonds could be required. Section 5 could continue to be held. Mr. Hollowell said \$15,000 (3 \$5,000 bonds) should continue to be held for Section 5, as well as \$20,000 for the cul-de-sac on Garnet. Mr. Asplund asked if that catch basin was shown on the plans, and Mr. Martel said no. A question came up as to the original bond amounts for each section, and since that information was not readily available, Mr. Hollowell made a motion to table this matter until the next meeting.

5. Major Minor Acquisitions Site Plan - Robert Lavallee

Mr. Lavallee had requested permission to submit a Letter of Credit in lieu of a \$3,500 surety bond for soil erosion and sedimentation control. After a brief discussion, the Commissioners concurred it would be a nuisance to accept Letters of Credit for small amounts. since they have to be renewed and required following up. Mr. Conde moved that a Letter of Credit not be accepted. Mr. Hallowell seconded the motion and it was unanimously voted in favor and so ordered.

6. Strawbridge Condominiums - Bonding

A lengthy discussion ensued regarding the amount of bonding being held on all sections of Strawbridge Condominiums. Mr. Hallowell then moved that the bonding requirements for Strawbridge Condominiums be adjusted as follows:

The following new bonds must be submitted:

\$50,000 to ensure completion of landscaping in Phase I through VIII;  
\$30,000 to ensure completion of recreational facilities in  
all phases;  
\$95,000 to ensure completion of general improvements in Phase VII;  
\$110,000 to ensure completion of general improvements in Phase VIII.

The bonds currently being held will be adjusted as follows:

Phase I bond is reduced from \$50,000 to \$23,000;  
Phase II bond is reduced from \$60,000 to \$56,000;  
Phase III bond is reduced from \$120,000 to \$113,000;  
Phase IV bond is reduced from \$90,000 to \$85,000;  
Phase V bond is reduced from \$55,000 to \$50,000;  
Phase VI bond is reduced from \$120,000 to \$104,000;  
The \$10,000 bond to ensure compliance with the conservation plan  
is increased to \$25,000.

Mr. Conde seconded the motion and it was unanimously voted in favor and so ordered.

Attorney Arnold Sbarge was present. He noted that Commissioner Rossi was at the site, and observed that the stakes for Building #25 were not in the same place as they were when members of this Commission originally inspected the site a week or two ago. He said he doesn't know why they were not in the same place, but it's possible the surveyor used the old plan rather than the new plan. Mrs. Rossi pointed out that with a deck on the back of the building, the deck will be right at the crest of the bank of the Mill Pond. A general discussion ensued, and Mr. Hallowell suggested that perhaps an encroachment line can be established, and the Commission will walk that line, and that's where a fence can be erected.

The Commissioners concurred, and after discussion agreed to tentatively schedule a meeting for 6:00 P. M. on Monday evening to walk the site. Mr. Sbarga said he would confirm that time with the secretary tomorrow morning after contacting his clients.

The Commissioners then reviewed the draft of the approval letter for Phases VII and VIII which the secretary had prepared, did not make any changes, and instructed her to send it out.

The letter is attached hereto, marked Exhibit A.

7. App. # 1146 - John Samsel, Site Plan

Attorney William Grace was present. He reported that the applicant has secured the necessary variance to permit the sale of liquor within 500' of a church property. Mrs. Rossi asked if there are any State statutes controlling this, and Mr. Grace said no, it is just in the Town's zoning regulations. Mrs. Klenke suggested a "yield" sign should be placed at the exit. Mr. Samsel said it has been purchased. Also, the plantings which were dead have been replaced.

Ms. Banach reported that the site plan should reflect the actual parking lot.

Mrs. Montana recalled that when this site plan was originally approved several years ago, the Commission took a \$5,000 bond in case it decided sidewalks were desirable along Buckland Road. It expires on July 15th and the Commission should decide whether to require the sidewalks. Mrs. Rossi asked if the State widens Buckland would there be sidewalks, and the Town Engineer said no. This is a local road now and will remain so after construction. The work is being done by the State with Federal funding. A general discussion ensued with the Commission deciding that it would hold the \$5,000 bond for an additional year.

Mr. Asplund made a motion to approve the above application for a site plan of development for property located on the east side of Buckland Road, as shown on a plan prepared by Fuss & O'Neill, dated 7-23-84, revised to 3-26-86, Proj. No. 79-263, subject to the following conditions:

1. The \$5,000 bond the Commission is holding to ensure completion of sidewalks along Buckland Road shall be held for one additional year (until July 15, 1987).
2. A revised landscape plan, which accurately reflects landscaping on the site, must be submitted to this Commission.
3. The dumpster must be screened with a 6' stockade fence as shown on the plans.
4. The plan shall be modified to show actual parking conditions.
5. The size of the proposed addition should be indicated on the plans.
6. The notation on the plan shall be corrected to indicate that a waiver for 14 parking spaces was granted (rather than a variance for 44 spaces).

7. Prior to commencement of any site work, a meeting must be held with Town Staff.
8. This approval is subject to the conditions of approval of the Inland-Wetlands Agency/Conservation Commission.
9. No building permits will be issued until the mylar has been signed by this Commission and filed in the Town Clerk's Office.

A black and white transparent mylar, with the letter of approval of this Commission reproduced thereon, together with three paper prints, should be submitted to this Commission promptly. It will be signed by the Commission and returned to you. It must then be filed in the Town Clerk's Office within 90 days.

Mr. Conde seconded the motion. It was unanimously voted in favor and so ordered.

#### 8. App. #L157 - Red Star - Site Plan of Development

Attorney William Grace was present, and stated that Red Star has been at this location for about two years. They would like to add an additional 7,000 s. f. They cleaned things up tremendously since they went in. There will be no additional people or parking. It is just a warehouse. The existing building will be redone and sanded and repainted to look like the building Andre Charbonneau did next door.

Joseph Russo, of Palmberg & Russo, indicated to the site plan and pointed out the new addition and existing parking. The impervious coverage is 69%. The property drains to Sullivan Avenue and also to a detention pond in the back. The front portion of the building is just grass and there will be new plantings, including London Plane and Red Maple trees. They will plant some wetlands type trees in the back. They would like to keep the sides of the property open to prevent vandalism.

Ms. Banach reported that the existing use is permitted in the I zone, and the site is highly visible from Sullivan and Troy Street. A few more trees in front would not be unreasonable, and some low plantings on the south side of the detention basin would be nice.

The Town Engineer, Rick Martel, reported that he has no problem with this application.

Mr. Hallowell made a motion to approve this application for a site plan of development for property located on the north side of Sullivan Avenue, as shown on plans prepared by Palmberg & Russo, L. S. and P. E., dated 5-23-86, subject to the following modifications:

1. A bond in the amount of \$5,000 shall be submitted to this Commission to ensure completion of landscaping.
2. The dumpster shall be located on a concrete pad and screened.

3. On the date block the total proposed impervious coverage percentage shall be corrected.
4. Prior to commencement of any site work, a meeting must be held with Town Staff.
5. No building permits will be issued until the final plans have been filed in the Office of the Town Clerk.
6. This approval is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission.

A black and white transparent mylar of the plans, with the Commission's letter of approval reproduced thereon, together with three paper prints must be submitted to this Commission promptly. It will be signed and stamped by the Commission and returned to you for filing in the Town Clerk's Office. You must file it within 90 days after it has been returned to you.

Mr. Conde seconded the motion and it was unanimously voted in favor and so ordered.

Mr. Hallowell made a motion to extend the meeting beyond 10:30 P. M. Mr. Asplund seconded the motion and it was unanimously voted in favor and so ordered.

9. Albert C. Slifkus - Zone Change

Mr. Hallowell said he doesn't see any problem with this zone change since it is the same as everything around it. Mrs. Montana said she hopes the applicant will listen to the comments made at the public hearing regarding the corner lots fronting on interior streets, when he submits his subdivision application.

Mr. Hallowell made a motion to approve the above application for a zone change from RR to A-20 on 13.5 acres located at the northwesterly corner of the intersection of Clark Street and Chapel Road, as shown on a map prepared by Palmberg & Russo, dated 3-11-86, revised to 4-14-86.

Within 90 days a zone change map (1" = 40') with an A-2 certification must be submitted, showing the distance and bearings of all boundary lines and acreage of the land where the zone change was granted. The map shall be drawn in accordance with the rules and regulations of the State Board of Registration for Professional Engineers and Land Surveyors, and shall be stamped and signed by a Registered Land Surveyor and submitted on a black and white mylar. After it has been stamped and signed by this Commission, the mylar will be returned to you for filing in the Town Clerk's Office. The effective date of this zone change is the date the mylar is filed in the Town Clerk's Office.

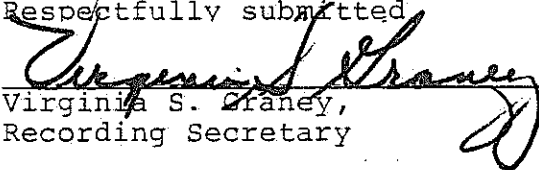
Mr. Castro seconded the motion and it was unanimously voted in favor and so ordered.

Planning & Zoning Commission. -9 -

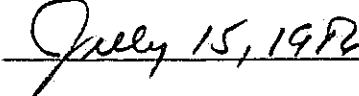
6/10/86

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Virginia S. Graney,  
Recording Secretary

APPROVED:

  
July 15, 1986

5471



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CONN. 06074

AREA CODE 203/644-2511

June 11, 1986

Arnold Sborge, Esq.  
433 South Main Street  
West Hartford, Ct. 06110

Dear Sir:

Re: Strawbridge Condominiums

Please be advised that the Planning & Zoning Commission voted on May 27, 1986, to approve Phase VII consisting of 18 units in Buildings #23 and #28, and Phase VIII consisting of 40 units in Buildings #24, #25, #26 and #27, of Strawbridge Condominiums, as shown on plans prepared by Gaetano Bazzano, Architect, and Igor Vechesloff, Consulting Engineer, revised to May 13, 1986, subject to the following:

1. All trees in Phases VII and VIII which are to be saved shall be identified and shown on the plans. A snow fence must be erected along the bank of the Mill Pond and in-between buildings where trees are to be saved and not disturbed by bulldozers. The foregoing requirements are subject to the approval of the Acting Planning Director.

2. Quantity estimates must be submitted to the Town Engineer in order to determine bonding amounts.

Bonding for all phases in this development will be adjusted. A separate bond in an amount to be determined by this Commission must be submitted to ensure completion of all landscaping in the entire development.

3. A modified landscaping plan must be submitted to this Commission for approval for Phases I through VIII. It should accurately reflect existing conditions, proposed plantings and areas to be preserved.
4. A drainage assessment fee in the amount of \$2,900 must be submitted to this Commission.
5. No building permits will be issued until all the above requirements have been complied with, and the final plans are on file in the Office of the Town Clerk.

Mylars of the modified landscaping plan (item #3 above); the plot plan, conservation plan and topographic plan revised to 5/13/86 and designated Sheet 21M (formerly Sheet 21 and modified sheet 21AB), together

EXHIBIT A



Arnold Sbarge, Esq.

-2-

6/11/86

with three paper prints (with this letter reproduced thereon) must be submitted to this Commission to be signed. After it has been stamped and signed it will be returned to you for filing in the Town Clerk's Office.

Yours very truly,

PLANNING &amp; ZONING COMMISSION

vg

By:

Marshall Montana, Vice-Chairman

CC: R. Martel, Town Engineer  
M. Banach, Acting Planning Director  
E. Belleville, Assessor  
T. D'Auria, Building Official

EXHIBIT A

5473

**Dattco Truck Terminal**  
**Formerly: Lomard Realty Company Truck Terminal**  
**710 Nutmeg Road**



subdivision regulations in that it does not really define to whom the right-of-way is given. The Commission agreed that as a result of this there are several strips of land under various ownerships in the same category. The Commission agreed to study Section 4:3 and come up with a regulation which would more clearly define who owns the land.

Meeting adjourned at 10:00.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary

# SOUTH WINDSOR PLANNING AND ZONING COMMISSION

REGULAR MEETING - JANUARY 27, 1970

MEMBERS PRESENT : Mrs. Evans, Mr. Carino, Mr. Fuhr, Mr. Kupchunos

ALTERNATES PRESENT: Mr. Cohan

OTHERS PRESENT: Don McLaughlin and Les Braddock, Building Department

First item of business was approval of Site Plan for Industronics. Plans were submitted by Mr. McLaughlin and Mr. Allan Caffyn, President of Industronics. Septic system has been approved by the Engineering Department - there will be 2 tanks. Building will be used for storage of equipment which is now outside. There will probably be a few more people employed over a period of time. Parking is adequate for the number of employees now and any future employees. Addition will have the same roof line and will have vertical steel siding like the present building. Water runoff is to the front and then into storm sewers. Water runoff to the rear goes into a collector and will be directed to the rear. There will be a mesite on either side of the addition.

## EXECUTIVE SESSION

After discussion, Motion was made by Mr. Fuhr, seconded by Mr. Kupchunos to approve the application for a Site Plan of Development for Industronics with the following corrections:

1. That the Hacktop be shown and indicated on the map.
2. That the building line of 35' be shown on the map.
3. That the parking locations be properly indicated on the map.

Unanimously voted and so ordered.

Next item of business was a Planning and Zoning Commission appointment to the Building Code Board of Appeals. Building Inspector McLaughlin presented the name of Ed Havens to serve a five year term. Motion was made by Mrs. Evans, seconded by Mr. Fuhr to appoint Edward Havens to the Building Code Board of appeals for a five year term. Unanimously voted and so ordered.

Mr. Carino proposed that the Commission consider the removal of gas stations as a permitted use in an RC zone because in the four sections of RC in Town, three of them have gas stations and the fourth is very small and now fully occupied. This will give the Commission some control over what goes into the Wapping Center area and will make sure that the land uses are of the highest and best types. After much discussion, the Commission decided to eliminate Sections 4.4.4, 4.4.5, 4.4.10, the words "or tea rooms" from 4.4.6, and to add the words "limited to barber shops, beauty parlors, shoe repair shops, tailoring and dressmaking shops" to Section 4.4.3. This will go to public hearing on February 17, 1970.

Next discussed was the Planned Unit Development District. The question was raised as to whether the Town Council has to incorporate and approve the legislation in order for the Commission to set up a PUD. The Commission will ask the Town Attorney if the Town Council has to put this into the Charter. The Commission will then meet with the Town Council and have someone come to discuss this with the two agencies.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary

#### SOUTH WINDSOR PLANNING AND ZONING COMMISSION

SPECIAL MEETING - FEBRUARY 10, 1970

MEMBERS PRESENT : Mrs. Evans, Mr. Carino, Mr. Fuhr, Mr. Kupchunos

ALTERNATES PRESENT; Mr. Cohan

OTHERS PRESENT : Donald McLaughlin, Building Inspector

First item of business was application of SGS Construction Co. for a site plan of development. Maps were presented by Mr. McLaughlin and Mr. Fred Gordon. Building is 10,000 sq. ft. located on Edwin Road. Building will be built for Uddeholm Steel, brick veneer and used for distribution of machine shop steel. This application falls under Section 4.7.2 (processing of goods). Building will hook into sewer and water lines. Commission discussed the contours. There will be about 12 employees.

Lester Braddock of the Engineering Department presented a map showing the proposed relocation of the Pierce Road, Sullivan Avenue intersection. Mrs. Evans stated that this relocation goes right through one of the best natural resources in the whole area. She said that

there has to be another way to relocate the road. Mr. Braddock said that Engineering felt that this was the easiest way to correct the "S" curve on Sullivan Avenue without disrupting too much property that is existing. Mr. Carino said that if the Commission sanctions the Pierce Road Sullivan Avenue proposal, then the bypass which is proposed in the Comprehensive Plan is useless. The Commission felt that further study and thought should go into this because of all the points brought out. The Commission would like to get some expression from the Town as to the feasibility of using the proposed bypass. The Commission agreed that the Town should appropriate money to fix Pierce Road from Ellington Road to just before the intersection (at the Podunk River). The Ayers Road intersection should also be given further study.

#### EXECUTIVE SESSION

Motion was made by Mrs. Evans, seconded by Mr. Kupchunos to approve the application of SGS Construction C. for a site plan of development subject to the linens being submitted in the proper number. Unanimously voted and so ordered.

Next discussed was a letter from Town Manager Sprenkle regarding the flooding in Avery Brook area during recent storms. The Commission will refer Town Manager Sprenkel to Section 7:7 of the subdivision regulations.

Mr. Carino read a letter from the Charter Revision Commission requesting a meeting with the Commission to discuss charter changes regarding election of Commission members. The Commission suggested March 3 or March 4 at 8:00 P.M. or March 10 at 7:30 P.M. A letter will be sent to Jane Romeyn.

Next discussed was Section 4:3 of the subdivision regulations. Mr. Carino suggested that the Commission consider some new words to make this section more clear. The Commission should indicate that the right-of-way belongs to the Town in the approval of the subdivision. The Commission will review Section 4:3 recognizing that this regulation in no way defines to whom this right-of-way goes.

Next discussed was an application from Louard for a site plan of development. A letter was reviewed from the Engineering Department listing several things which were not submitted. A letter will be sent to Attorney Edward Kuehn listing the things which are missing and stating that the application will be held for 30 days.

Meeting adjourned at 10:00 P.M.

Respectfully submitted

Barbara V. Zbell  
Recording Secretary

## SOUTH WINDSOR PLANNING AND ZONING COMMISSION

PUBLIC HEARING - FEBRUARY 17, 1970

MEMBERS PRESENT: Mrs. Evans, Mr. Carino, Mr. Fuhr, Mr. Kupchunos

ALTERNATES PRESENT : None

Mr. Carino read the legal notice of the hearing. Mr. Carino stated that the items would be heard in order and the applicant would be recognized. Those in favor would then be allowed to speak followed by those opposed followed by any questions by Commission members.

Item No. 1 - Application of Shepard-Pola, Inc. for resubdivision. Attorney Edward Kuehn spoke on behalf of the applicant. He stated that this subdivision had been approved by the Board about a year ago but the applicant did not post the bond for the road. Mr. Kuehn stated that the application was identical to the one approved before.

No one spoke in favor of the application and no one spoke against the application.

Mr. Carino asked if the applicant was asking for approval of future road extensions. Attorney Kuehn said that it was only for the road as shown by the solid line on the map.

Item No. 2 - Application of Dunn Bros., Inc. for a site plan of development. Mr. Peter Dunn, Secretary of Dunn Bros. spoke for the application. Mr. Carino explained that the Commission could call a public hearing if they felt that it was in the public interest. Mr. Dunn stated that the building would be 120' x 120' located in the center of the property. The building will be for storage of materials which are now outside.

Roy Chassey representing Allied Building Systems spoke in favor of the application. He is a neighbor of Dunn Bros. and does not have any reservations about the proposed building. He feels that this would provide much needed tax revenue for the Town of South Windsor.

No one spoke against the application.

Mr. Carino asked if there was any entrance other than the right-of-way. Mr. Dunn said that there was not. Mr. Dunn said that the building would be concrete and steel siding and would be strictly storage but maintenance work would be carried on.

Mrs. Evans asked how this building would affect the amount of traffic. Mr. Dunn said that there would not be any more traffic than now.

Mr. Fuhr asked if Dunn had frontage on a public street. Mr. Dunn said that there was no frontage on a public street.



Item No. 3 - Amendment of Section 6.2 of the zoning regulations. Mr. Carino explained that the Commission felt that for proper growth and balance in the Town of South Windsor, this change was necessary. With the elimination of the R-20 and R-30 zone and with RR requiring 1 acre, the Commission felt that the A-20 zone should have provisions for a smaller house.

Item No. 4 - Amendments to Section 4.11 of the zoning regulations.

- a. The Commission felt that this Section should state that the maps have to be certified by a Professional Engineer of land surveyor licensed in the State of Connecticut. This is done with all subdivision maps.
- b. This change was made to separate the various parts of Section 4.11. It was felt that 4.11.1 was not a part of 4.11.1 and should be changed to 4.11.2.
- c. Renumbering of sections is necessary so that they are in consecutive order.

No one spoke in favor of or against the application.

Item No. 5 - Amendments to Section 4.4 of the zoning regulations.

- a. Elimination of Section 4.4.4. The Commission felt that motor fuel stations did not belong in an RC zone. The Commission reviewed the four areas of RC in Town and felt that there were enough service stations in the RC zone.
- b. Elimination of Section 4.4.5. It was the Commission's opinion that this type of use did not lend itself to the RC zones in Town.
- c. Elimination of Section 4.4.10. This was a catchall phrase and the Commission felt that this could cause some misunderstanding and that it should be eliminated from the RC zone.
- d. Addition of words to Section 4.4.3. This was to define personal service shops more clearly because there is nothing in the Definitions section of the regulations.
- e. Elimination of "Or tea rooms" from section 4.4.6. The Commission felt that this is outmoded and not necessary in 4.4.6.
- f. Renumbering is necessary to make Section 4.4 consistent.

No one spoke in favor of or against the application.

Public hearing closed at 8:35 P.M.

#### EXECUTIVE SESSION

Motion was made by Mrs. Evans, seconded by Mr. Kupchunos to approve the application of Shepard-Pola for a resubdivision with the following stipulations:

1. Approval is given only for George Road as shown with the turnabout in solid lines on the plotplan.
2. This approval is contingent upon certification that the road will be built either by the Town or the developer, the certification being defined as a Town Council Fund Appropriation or a Performance Bond in favor of the Town for the full amount of the construction. It is the developer's responsibility to approach Town Council for the Fund Appropriation.

Unanimously voted and so ordered. Effective date is February 24, 1970.

Motion was made by Mrs. Evans, seconded by Mr. Fuhr to amend Section 6.2 of the zoning regulations by changing the minimum floor area in a single story dwelling in an A-20 zone from 1350 sq. ft. to 1200 sq. ft. Unanimously voted and so ordered.

Motion was made by Mr. Fuhr, seconded by Mr. Kupchunos to amend Section 4.11 of the zoning regulations as follows:

- a. Add the words "and certified by a land surveyor or a Professional Engineer registered in the State of Connecticut" to the first sentence of Section 4.11.1.
  - b. Change the numbering of Section 4.11.1f so that it becomes Section 4.11.2.
  - c. Renumber Sections 4.11.2, 4.11.3, and 4.11.4 so that they are consecutive.
- Unanimously voted and so ordered. Effective date is February 24, 1970.

Motion was made by Mr. Kupchunos, seconded by Mrs. Evans to amend Section 4.4 as follows:

- a. Eliminate Section 4.4.4.
  - b. Eliminate Section 4.4.5.
  - c. Eliminate Section 4.4.10.
  - d. To Section 4.4.3 add the words "limited to barber shops, Beauty parlors, shoe repair shops, tailoring and dressmaking shops."
  - e. Eliminate from Section 4.4.6 the words "or tea room".
  - f. Renumber the remaining sections to be consecutive.
- Unanimously voted and so ordered. Effective date is February 24, 1970.

Item No. 2 - Dunn Bros. site plan. The Commission reviewed Section 5.2.3 of the regulations and concluded that the Dunn Bros. property did not fall within the scope of that paragraph inasmuch as this is an existing parcel of land and does not relate to future subdivision. The Commission's interpretation is that that paragraph protects from any further division of property which would result in a parcel of land with inadequate frontage.

In discussing Section 3.5 which relates to building on existing lots, the Commission noted that the regulations specifically state in part that "provided that safe and adequate disposal of sewage and a safe water supply can be provided without endangering the health and safety of adjoining residents, nothing in these regulations or in any pertinent amendments hereto, shall prevent the construction of a building or the establishment of a use permitted hereunder or under any pertinent amendment hereto on a lot containing less than the prescribed area, or less than the prescribed width or depth of front yard, if, immediately prior to the adoption hereof or of any pertinent amendment hereto, such building or use was permitted on said lot and said lot was then and has continued to be owned separately from any adjoining lot".

It was therefore the Commission's opinion that the site plan could be considered for the Dunn Bros. property in view of the interpretation of Section 3.5 and the fact that Section 5.2.3 is not applicable. In

reviewing the definition of a lot it was noted that a lot is a parcel of land, all parts of which are in the same ownership and are capable of being occupied by one principal building. No mention is made of requiring frontage on a public street.

In summary, in evaluating the definition of a lot under Section 1.12a and the building on existing lots under Section 3.5 and the requirements that only lots in future subdivision shall require frontage on a public street under Section 5.2.3, and in addition, finding no other portion of the regulations which restricts the Commission, the Commission felt that they were justified in considering the application of Dunn Bros. for a plan of development.

However, the Commission decided to defer action until the regular meeting on February 24, 1970.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary

# SOUTH WINDSOR PLANNING AND ZONING COMMISSION

REGULAR MEETING - FEBRUARY 24, 1970

MEMBERS PRESENT: Mrs. Evans, Mr. Carino, Mr. Fuhr

ALTERNATES PRESENT: Mr. Cohan, Mr. Ryan

Mr. Carino announced that Mr. Cohan would sit in for Mr. Kupchunos and Mr. Ryan would sit in for Mr. Pugliese.

First item of business was discussion of Dunn Bros. application for site plan of development heard at public hearing on February 17. Mr. Fuhr said that our position was no worse or no better than on Feb. 17 and he would like to have Mr. Kupchunos in attendance when action is taken because he was at the public hearing. Mr. Carino said that he felt that the Commission should take some sort of action tonight. He stated that Mr. Dunn had agreed to sign a letter which would give the Commission a 30-day extension. Motion was made by Mr. Fuhr, seconded by Mrs. Evans to table action on the Dunn application until March 10. Unanimously voted and so ordered.

Next was a discussion with Mr. David Savin and Mr. Dan Niver of Savin Fuel regarding a community oil tank in Tudor Hill. The principle behind this idea is that each house would have a pipe into this tank and would draw on the oil. This would be only for this subdivision and would be built into the subdivision. The Commission will review the regulations to see if it falls in our regulations and if any modifications need to be made for doing this.

Next was a discussion with Attorney Victor Moses representing Paramount Garage in East Hartford. The garage wishes to locate in South Windsor and has been turned down by the ZBA for a garage at 100 Ellington Road. Mr. Moses has talked with Bob Kay about building in Parkcentre, but the cost might be prohibitive. Mr. Moses has talked with some truck terminals on Sullivan Avenue about the possibility of affiliating with them and has been turned down. Mr. Moses is here to ask the Commission to consider a change in the use regulations to allow this at 100 Ellington Road (where Ellington Road meets Route 5.) The land is in an I zone. Paramount Garage is very similar to a truck terminal operation which is allowed in an I zone, and Attorney Moses feels that an I zone is an ideal location for this type of operation. Paramount Garage repairs only trucks. Attorney Moses said there is a piece of land on Burnham Street which Paramount Garage has an option to buy. It is also in an I zone. Mr. Carino suggested that Paramount Garage get a strip of 25 acres (their land and other property owners) and ask for a change to IP.

Next discussed was a request from Porter A. Collins to change the name of that portion of Sand Hill Road from Sullivan Avenue to the present Sand Hill Road to Collins Lane. A letter will be written to the other residents of that street to see if he agrees with this change. Action will be deferred until the March 10 meeting.

Next discussed was application of Fred A. Andreoli for a zone change and a site development plan on a 200' x 400' piece of property owned by Russo Bros. behind Town Hall. Motion was made by Mrs. Evans, seconded by Mr. Ryan to reject the site plan of development part of the application because the application is incomplete and until such time as an RC zone is designated, no site plan is required for a residence zone. Unanimously voted and so ordered. The Commission will set a public hearing date within the next 90 days. Attorney Ed Lassman will be notified that the possibility exists that a subdivision may be required since the Russo property has been divided three times.

Next discussed was extension of the sewer lines as requested by the Sewer Commission. Mr. Fuhr said that his first preference would be Sullivan Avenue because of the industrial and commercial growth. Then he would like to see Ellington Road from Pleasant Valley towards Wapping Center. Mr. Cohan agreed with Mr. Fuhr. Mrs. Evans said that she would not like to see the industrial area overdone to the exclusion of the residential area. Mr. Carino said the Commission should consider where the Town needs the sewers the most and the quickest. The Commission agreed that Route 5 or Nutmeg Road to Sullivan Avenue should have the No. 1 priority and that the Pleasant Valley area should be timed with the widening and straightening of Pleasant Valley Road. All of the judgment is based on the Manchester negotiations being independent of these recommendations. The Sewer Commission will be advised of the Planning and Zoning Commission's recommendations.

Next discussed was Podunk Mill. They have an application before the ZBA to make it into a public restaurant. Mr. Ryan said that it was a very bad corner and if it goes public, there would be a lot of traffic and there's not enough parking. Mr. Carino said he would like to speak at the ZBA hearing as Chairman of the Commission if the Commission agrees that this is not a desirable thing. The Commission agreed that it was a bad corner and that there was not enough parking, for a public restaurant. Mr. Carino will speak at the ZBA hearing as Chairman of the PZC.

Next discussed was the Annulli shopping center on Sullivan Avenue. This site plan was never given final approval by the Commission. Mr. Carino said that he will review the map on file in the Town Clerk's Office and see if the applicant has met all of the items which were stated in the letter to the applicant. He will then report back to the Commission.

Meeting adjourned at 10:15 P.M.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary.

# SOUTH WINDSOR PLANNING AND ZONING COMMISSION

## SPECIAL MEETING - MARCH 10, 1970

MEMBERS PRESENT : Mrs. Evans, Mr. Carino, Mr. Fuhr, Mr. Kupchunos

ALTERNATES PRESENT: Mr. Cohan

The meeting convened at 7:30 with a meeting with the Charter Revision Commission - Jane Romeyn, Chairman, Richard Rittenband, Cleo Glidden, and Carol Green, Secretary.

Mrs. Romeyn stated that the Charter Revision Commission hopes to go to public hearing during the second week of April. She said that the Town Council wants the report of the CRC by the first of May. The Planning and Zoning Commission felt that there should be an odd number of people on the Commission and that the members should be elected and that the commissions should not be separated. Mrs. Romeyn said that the CRC will send its recommendations to the Planning and Zoning Commission before the public hearing.

Next discussed was the decision regarding the 6 court cases. Mr. Carino read a letter which he wrote to Town Attorney Cavanaugh with several comments. The Commission discussed the Court's decision paragraph by paragraph and based on the discussion, motion was made by Mrs. Evans, seconded by Mr. Fuhr to appeal the decision to the Supreme Court. During the discussion of the motion, Mr. Fuhr said that the Commission's decision at the public hearing came from independent thinking and it was not a predetermined or prejudged situation. Unanimously voted and so ordered.

Next item of discussion was site plan of development for Lombard Trucking. Maps were presented by Building Inspector McLaughlin. Sewer lines have been approved by the Engineering Department. All other engineering requirements have been met. The building will be similar to the Jones Terminal. There will be a chain link fence around the property which has the terminal building.

Next item of discussion was final approval of the site plan of development for Fishman. Building will be hooked into water and sewer lines. There is a fence around the entire property as was asked for by the Commission. Engineering Department has reviewed the plan and found satisfactory.

Next item of discussion was Dunn Bros. Plan of development. Motion was made by Mr. Fuhr, seconded by Mr. Kupchunos to approve the site plan of development as an accessory use. This plan was approved as shown on the map with the exception that the right of way shown on Chapel Road was not considered part of the approved plan of development. Unanimously voted and so ordered.

Motion was made by Mrs. Evans, seconded by Mr. Kupchunos to approve minutes through February 24, 1970. The members present unanimously voted and so ordered.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary

#### SOUTH WINDSOR PLANNING AND ZONING COMMISSION

#### REGULAR MEETING - MARCH 24, 1970

MEMBERS PRESENT: Mrs. Evans, Mr. Carino, Mr. Fuhr

ALTERNATES PRESENT : Ryan, Cohan (sitting in for Kupchunos and Pugliese)

First item of discussion was application of Leo Leichtner for preliminary approval of Sand Hill Estates. The Commission discussed with Mr. Leichtner and his engineer the Sand Hill Estates proposed subdivision. During the informal discussion the Commission indicated that Sandy Drive is not acceptable at the location where it enters onto Ellington Road. The Commission would insist that it enter across from Palmer Drive to form a normal intersection. Because Sandy Drive would eventually have access to Nevers Road the Commission felt that in the future this road would be a main thoroughfare and therefore the Commission would probably require a 60' right of way for this street. The developer agreed to confer with CL&P for a 60' right of way across CL&P property. The Commission indicated that they would require some written agreement from CL&P to that effect. Further, the Commission noted that the dead end section of Patricia Drive exceeded 600' and therefore was not acceptable unless the applicant received a variance from the ZBA. The Commission further indicated that because of slope conditions, there may be further reservations about the Southern portion of Patricia Drive.



Next item was the Fishman site plan of development. Motion was made by Mrs. Evans, seconded by Mr. Cohan to give final approval to the application of Fishman and Sons, Inc. as shown on the map dated 3/1970. No approval is being considered at this time for the addition identified as future addition on the March, 1970 site plan. Evans, Carino, Fuhr, and Cohan voted in favor of the motion, Ryan abstained. Motion carried and so ordered.

Commission received application from Lovard, Inc. for a site plan of development in Patria Industrial Park. It was noted that the proposed building is located on the building line between Lots 2 and 3.

Motion was made by Mr. Fuhr, seconded by Mr. Cohan that the application for a site plan of development for Lovard be rejected on the basis that the plan shows a building which crossed a building line between two approved lots in an approved subdivision. Unanimously voted and ordered. Applicant will be advised to either move the building to conform to side yard requirements or come to the Commission for a resubdivision.

Next discussed was Lombard site plan of development as shown on map identified as Drawing No. 1 dated 1/24/70 redrawn 2/25/70 revised 3/4/70. Engineering Department has indicated it is acceptable and meets all requirements - letter will be forthcoming. Motion was made by Mr. Fuhr, seconded by Mr. Ryan to approve the Lombard site plan of development as shown on map. It should be noted that the map should be corrected to reflect Nutmeg Road rather than North-South Industrial Road. Unanimously voted and so ordered.

A letter was read from David Collins favoring the change of name of the short stub of Sand Hill to Collins Lane. Motion was made by Mr. Fuhr, seconded by Mr. Cohan to rename the short stub of Sand Hill Road in front of the Collins property as Collins Lane. This approval is subject to Fire Department approval. Unanimously voted and so ordered.

A letter was read from Town Engineer Lucek concerning Pierce Road and its relocation. A question came up as to whether the Town intends Pierce Road and Sand Hill to be the Wapping Center bypass proposed in the Plan of Development or is the Town merely proposing to straighten and widen Pierce Road as a normal town road. A letter will be written to Mr. Lucek asking for a meeting with him, the Town Council and the Commission.

Respectfully submitted,

Barbara V. Zbell  
Recording Secretary

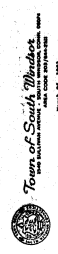
**Frito-Lay Sales Warehouse & Distribution Center**  
**160 Nutmeg Road**



# FRITO-LAY INCORPORATED

## SALES DISTRIBUTION CENTER

SOUTH WINDSOR, CONNECTICUT



**Town of South Windsor**  
SOUTH WINDSOR, CONNECTICUT 06094  
March 28, 1981

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

Mr. E. G. May  
300 Hartford Avenue  
Hartford, Connecticut 06111

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

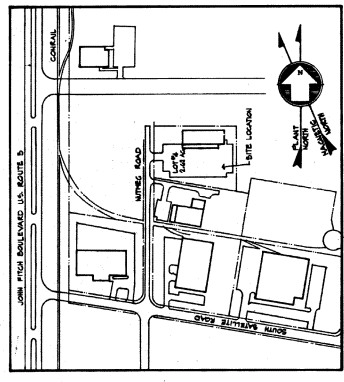
The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.



VICINITY MAP  
SCALE: 1"=100'

Received for record  
April 26, 1981 at 11:00AM  
Charles H. Engle  
Town Clerk



**Town of South Windsor**  
SOUTH WINDSOR, CONNECTICUT 06094  
March 28, 1981

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

Mr. E. G. May  
300 Hartford Avenue  
Hartford, Connecticut 06111

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

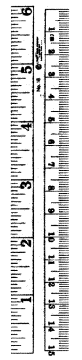
The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

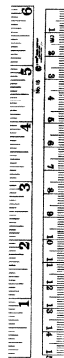
Re: Application for a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

The applicant, Frito-Lay, Inc., is a corporation organized under the laws of the State of New Mexico. It is a subsidiary of Frito-Lay, Inc., a corporation organized under the laws of the State of New Mexico. The applicant is seeking a Special Use Permit for a Sales Distribution Center, located on the south side of Route 5, in the Town of South Windsor, Connecticut.

ZONING DATA BLOCK	
PLANS: SECTION 54 ZONING REGULATIONS	
OFFICE (COMMUNITY LAND 5) SPACES REQUIRED: 5	
STORAGE/WAREHOUSE (COMMUNITY LAND 5) SPACES REQUIRED: 5	
TOTAL SPACES PROVIDED: 10	
ZONING DISTRICT: INDUSTRIAL PARK	
TOTAL ACRES: 10.00	
MINIMUM REQUIRED: 10.00	
PROPOSED LOT CORRECTIONS: 10.00	
FUTURE: 10.00	
MINIMUM ALLOWED: 10.00	
OFFICE SPACE: 10.00	
WAREHOUSE SPACE: 10.00	

March 28, 1981





Planning and Zoning Commission  
Regular Meeting

March 24, 1981  
South Windsor Town Hall

MEMBERS PRESENT: Montana, Evans, Hallowell, Conde, Gay, Gilligan

ALTERNATES PRESENT: Morrison (sitting for Norman), Mainelli, Sorenson

NEW BUSINESS

1. Savin Brothers, Inc., Site Development Plan for Lot #4 (Frito Lay)

Attorney Lassman reviewed the site development plan with the Commission and stated that there will be an extension of Nutmeg Road just north of Mercury Oil. He noted the detention basin across the street will take care of the entire 46 acre site. He stated the wooded areas will be left in their natural state with anything over 6" being retained.

Mr. Hallowell was concerned that snow trucks do not have sufficient room to turn around, and Mr. Kaye of Savin Brothers, noted that the pavement is 30 feet wide and the Town plows the road now and the drivers do not appear to have any trouble in turning around. The Commissioners felt that eventually consideration should be given to a cul-de-sac at the end of the road.

Mr. Russo, of Palmberg & Russo, Engineers, stated this lot is 2.6 acres; the building will be 70' x 200'; lot coverage is 14.4%; and the office will have 1,443 sq. ft. and the warehouse 14,275 sq. ft. He noted that parking space is in excess of the zoning regulation requirements. He was asked by the Commission why they had so much parking space, and Mr. Russo replied that Frito Lay wanted that much space. Mr. Russo also noted that there are sanitary sewers, and water and gas lines are in.

Mrs. Montana was concerned that lights from the building may shine into residential areas, and Mr. Russo replied the building would be 22' tall. Mr. Kaye noted that the lights will be on the building which faces south, and the parking area is also to the south and the residential area is to the east.

Mr. Page, Town Engineer, stated the Engineering Department reviewed the plans and everything was done according to the Town's specifications. Mr. Page said the detention basin across the street will handle quite a large area, and there will eventually be another detention basin, probably to the northeast, which will handle other areas from Governors Highway and will probably flow into this detention basin. The Commissioners reviewed the plan of the detention basin. Mr. Gilligan questioned whether the detention area could spill over onto the road, and Mr. Page said there is an emergency spillway to control this possibility.

Mr. DeMallie, Director of Planning, noted there should be an A-2 certification on the mylar, and the key map should be modified to reflect employee parking as well as lighting.

Mrs. Evans was concerned with sanitary conditions since food would be stored in the warehouse, and Mr. Kaye said it would be a very quick in and out operation, and all the potato chips and fritos are in plastic bags.

Mr. Conde then moved that the application for a site plan of development for Lot #4 on Nutmeg Road, as shown on plans prepared by the Frito Lay Engineering Department, Dallas, Texas, dated February 2, 1981, be approved, subject to

to the following conditions:

1. The plot plan shall be modified to show the following:
  - a. The number of employee parking spaces;
  - b. The plan must bear a Class A-2 certification; and
  - c. All lighting shall be indicated on the plan.
2. A drainage assessment fee in the amount of \$350 shall be paid to the Town of South Windsor.
3. A surety bond in the amount of \$12,500 shall be submitted to ensure completion of the detention area, and a surety bond in the amount of \$30,000 shall be submitted to ensure completion of the road.
4. No certificate of occupancy will be issued until the detention basin has been completed, subject to the approval of the Town Engineer.
5. A liability insurance policy shall be submitted in the amount of \$250,000 per person; \$500,000 per occurrence and \$100,000 property damage, naming the Town of South Windsor as an insured.
6. The Commission is concerned that there may not be adequate room for snow trucks to turn around, and if this development is not completed before next winter, the Commission may require that provisions be made for snow tr
7. A black and transparent plan of the detention basin area must be signed and stamped by this Commission, and filed in the Town Clerk's office.
8. A 24" x 36" black and transparent plan, printed on polyester film, shall be submitted to the Commission to be stamped and signed. The plan shall be stamped in accordance with the "Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors." The technical portions of this final plan shall be certified by either a land surveyor or professional engineer licensed to practice in Connecticut. This approval letter, as well as the approval letter from the Inland Wetlands Agency, shall be reproduced on and made part of the final plans.

Mr. Gay seconded the motion. It was unanimously voted, and so ordered.

2. Savin Brothers, Inc., Site Development Plan for Lot #5, Allied Plywood

Attorney Edwin Lassman stated that this lot is 3.08 acres and is an extension of Satellite Road. The railroad siding will continue up and eventually cross this area. The proposed building is 27,120 sq. ft. and eventually they hope to further expand with another 25,960 sq. ft. building. Allied Plywood is purchasing the site and will construct the building.

Mr. Russo of Palmberg & Russo, Engineers, stated sewers and water are from South Satellite Road, and only trees necessary for construction will be cut. Drainage will be into the same detention basin as discussed in the previous

application. Lot coverage is 20.2%; there will be 7 parking spaces provided.

Mr. DeMallie noted that two loading spaces should be shown on the plan; pins or markers should be shown; outdoor lighting should be shown and the building shown for future expansion should be eliminated from the plans.

Mr. Page noted that the drainage is okay, and the site will drain into the system shown in the previous plan.

Mr. Gilligan asked what type of business this is, and Mr. Lassman noted they bring in plywood building materials by truck and then distribute it. There is no manufacturing on the site.

Mr. DeMallie suggested that before there is further development in this industrial park Savin Brothers should have an overall plan as to roads, etc. The Commission agreed that this would be a good idea.

Mrs. Montana felt that it would be confusing having a South Satellite and Satellite Road, and suggested that the name Satellite be changed now, before there is further development. Mr. Kaye agreed, and said he would meet with the Fire Marshal and agree upon a name and then submit it to the Commission for approval.

Mrs. Evans moved that the site plan of development for Lot #5 on Satellite Road, as shown on plans prepared by Palmberg & Russo dated 2/9/81, revised 2/11 and 2/12/81, be approved, subject to the following conditions:

1. The aforesaid plan shall be modified to show the following:
  - a. Two 10' x 25' loading spaces;
  - b. Iron pins and corner lot markers must be shown;
  - c. All outdoor lighting must be shown; and
  - d. The area designated "future expansion" should be deleted from the plan.
2. There shall be no overnight storage of trucks on the premises.
3. No certificate of occupancy will be issued until the detention basin has been completed, subject to the approval of the Town Engineer.
4. A surety bond in the amount of \$12,500 shall be submitted to ensure completion of the detention basin, and a surety bond in the amount of \$50,000 shall be submitted to ensure completion of the road.
5. A drainage assessment fee in the amount of \$350 shall be paid to the Town of South Windsor.
6. The name "Satellite Road" shall be changed, and applicant shall meet with the Fire Marshal to agree upon suitable name or names, which shall be submitted to this Commission for approval.
7. A liability insurance policy shall be submitted in the amount of \$250,000 per person; \$500,000 per occurrence and \$100,000 property damage, naming the Town of South Windsor as an insured.
8. There shall be no indiscriminate cutting of trees.

9. A 24" x 36" black and transparent plan, printed on polyester film shall be submitted to the Commission to be stamped and signed. The plan shall be stamped in accordance with the "Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors." The technical portions of this final plan shall be certified by either a land surveyor or professional engineer licensed to practice in Connecticut. This approval letter, as well as the approval letter from the Inland Wetlands Agency, shall be reproduced on and made part of the final plans.

Mr. Hallowell seconded the motion. It was unanimously voted and so ordered.

3. The Balf Company, Sand and Gravel Removal, Nevers Road

Mr. Robert G. Kaye stated that Balf Company would like to renew their temporary and conditional permit for sand and gravel removal at the Nevers Road site. There is a surety bond in effect in the amount of \$30,000. Mr. Kaye noted that very little material has been taken from this site recently.

Mrs. Montana noted that this operation has been going on for many years, and the character of the neighborhood around this site has been changing, and at present appears to be more suitable for residential development.

Mr. Page, Town Engineer, concurred and noted that the surrounding area is being developed as residential land. He felt that the value of the lots was greater than the value of the sand and gravel being removed.

Mr. Kaye said the previous permits were limited to the removal of 10,000 yards. Mrs. Evans noted that with residences in the area, hours of operation should be limited.

Mr. Gilligan moved that the temporary and conditional permit of The Balf Company for removal of sand and gravel at the Nevers Road site, be renewed for a two year period to expire March 27, 1983, subject to the following conditions:

1. This permit shall expire March 27, 1983, and is limited to the removal of 10,000 cubic yards.
2. No machinery shall be operated before 7:00 A. M. or after 4:00 P. M., and no work whatsoever will be permitted on Saturdays or Sundays.
3. The bond shall remain at \$30,000.00.
4. All loaming and seeding shall be done according to the U.S.D.A. Soil Conservation Service Critical Area Planting Requirements.
5. No earth shall be removed within 100 feet of the Podunk River.
6. Any trees that are cut shall be chipped and used as mulch in the seeded area.

3/24/81

7. All banks, as shown on the map, shall be graded at 3:1 slopes, and loamed and seeded.
8. The Inventory and Evaluation of Balf Gravel and Sand Area on Nevers Road, prepared by the U.S.D.A. Soil Conservation Service shall be complied with.
9. Only one entrance shall be used on Nevers Road. This entrance shall remain fenced with a gate which shall be locked when the pit is not in use. There shall be no entrance onto Abby Road.

Mrs. Evans seconded the motion. It was unanimously voted and so ordered.

4. Applications to be officially received:

- a. RSK Contractors - Site Development Plan, north side of Ellington Road, 200 feet west of Community Road.

Mr. Gay moved this application be officially received. Mr. Conde seconded the motion. It was unanimously voted, and so ordered.

- b. Louis Treglia, Revision of Article 4.7.2 of Zoning Regulations.

Mr. Conde moved this application be officially received and scheduled for public hearing. Mrs. Evans seconded the motion. It was unanimously voted and so ordered.

- c. Raymond Krawfsky, et al. Resubdivision on east side Long Hill Road.

Mr. Gilligan moved this application be officially received and scheduled for public hearing. Mrs. Evans seconded the motion. It was unanimously voted and so ordered.

- d. Buckland Associates - Kravco, Inc., Zone Change from RR to DC, 55 acres

Messrs. Page and DeMallie stated this application is ready for acceptance.

Mr. Hallowell made a motion to officially receive this application. Mr. Gilligan seconded the motion.

Attorney David Schulman, stated he represents the Pleasant Valley Neighborhood Association, and urged the Commission not to accept this application in view of the fact that there are two cases pending in the Hartford Superior Court which could affect this matter. These two cases are Smith v. the Utilities Commission, and the Pleasant Valley Neighborhood Association v. the Planning & Zoning Commission's adoption of the Southerly Study. He urged that the Commission wait until these cases are decided before receiving an application for Buckland Commons.

Chairperson Montana informed Mr. Schulman that she had discussed this matter with the Town Attorney, who advised her that if the application met the qualifications of the Commission it could be accepted.

The Commissioners then voted unanimously to officially receive this application.

Attorney Schulman then presented the chairperson with an Intervention Petition in accordance with Connecticut General Statute 22a-19.

Mr. Schulman then referred to Sections 8 and 9 of the Supporting Documents submitted with this application which referred to summaries of the Municipal Impact Study and Traffic Impact Study, and stated that he wished the full reports to be made available for inspection.

No date for a public hearing was set, since the application must be submitted to CRCOG.

- e. South Windsor Associates - Site Plan and Subdivision, north side of Ellington Road, southwest of Chapel Road. Mrs. Evans moved this application be officially received. Mr. Conde seconded the motion. It was unanimously voted and so ordered.

5. 19 acres off Norton and Beelzebub, Jack Woodcock, 6 lot subdivision

Mr. Emil Lucek appeared with Mr. Woodcock and produced a survey of the property in question which showed the location of the one dwelling which the Commission approved several months ago. He said the applicant now wished to consider dividing this land into six more lots. All lots will be owned by family members. At some future time they may have 12 building lots. There is an existing pond on the property which divides it, and Mr. Lucek explained at length how he felt the drainage problems could be resolved.

Mr. Page, Town Engineer, stated that Mr. Lucek has spent considerable time studying this situation, and his solution has merit and looks feasible. Mr. Hallowell noted that the regulations would only permit a road 600' long, and Mrs. Evans said she has no problem with developing the first six lots, but felt the applicant should not cross the stream and attempt to develop the other six lots.

Mr. Woodcock stated that he definitely does not want the road to be a through street to Ellington Road.

After further discussion, it was agreed the applicant would go to the IWA and Conservation Commission with this proposal, to see how they felt about it.

6. Ram Construction Company, Corner of John Fitch & Chapel Road

The Commissioners concurred that the bond release which Attorney Throwe requested should not be granted. Mrs. Evans moved that the request to release the \$2,000 bond in this matter be denied. Mr. Gay seconded the motion. It was unanimously voted and so ordered.

Mrs. Evans then moved that the matter be referred to the Zoning Enforcement Officer since the area has not been properly seeded



3/24/81

and since the tenant, Corvette City, has not properly complied with the conditions of the site plan approval of February 28, 1980.

Mr. Gay seconded the motion. It was unanimously voted and so ordered.

7. Referrals to Zoning Enforcement Officer

Mrs. Evans moved that the following matters be referred to the Zoning Enforcement Officer since they are in violation of the Zoning Regulations, and approved site plans:

Clifford Motors, 589 John Fitch Blvd. (Parking in front of building line)  
Route 5 Motor Cars, Inc., 713 John Fitch Blvd. (illegal parking)  
Day Street Garage, 56 Mascolo Road. (parking in front of building line)  
Anita Roy, 590 Sullivan Avenue (illegal driveway to east of property, and storage of materials outdoors).

Mr. Gay seconded the motion. It was unanimously voted and so ordered.

8. Buckland Commons

Mr. Page informed the Commissioners that he has been in touch with SEA Consultants about preparing a traffic study for the Buckland Commons zone change application. After a brief discussion it was agreed Mr. Goldstein from SEA Consultants would meet with the Commission as soon as possible to outline what his report would include. Estimated cost of this report is \$3,000. Half of this amount would be paid by this Commission, and the other half by the Department of Public Works.

Mr. Page was also consulting with a representative from Close, Jensen and Miller, to see if they were interested in preparing this traffic report.

The Commissioners felt it was necessary to secure their own traffic study, rather than relying on the reports submitted either by Buckland Commons, or the opposing neighbors.

Mr. DeMallie then reported that Hartman Tobacco Company gave permission for the Environmental Review Team to enter the property, and prepare a report concerning the environmental impact.

It was agreed that a public hearing would not be scheduled until both the traffic study and environmental impact reports are received.

9. U & R, Timber Ridge, Section III

Mrs. Graney informed the Commissioners that the mylar originally filed in this subdivision approval did not show a drainage easement and has now been corrected. Mrs. Evans moved that the original application be reapproved, subject to the same conditions, and that the corrected mylar be filed in the Town Clerk's Office. Mr. Gay seconded the motion. It was unanimously voted and so ordered.

3/24/81

10. Lord-Wood, Larson - Zone Change, App. #785, North side Burnham Street

The secretary to the Commission and Director of Planning informed the Commission that quite a few phone calls had been received concerning this application, from the adjoining residences. The Commissioners noted, however, that no one appeared at the public hearing to oppose this request.

Mrs. Evans recalled that many of the residences in East Hartford were built after the commercial development occurred in South Windsor.

Mrs. Evans then moved that this application for a zone change from RR to GC for a lot located on the north side of Burnham Street, 326.23 ft. west of Route 5, consisting of 20,300 sq. ft., as shown on a plan prepared by Lord-Wood, Larson Assoc., Inc., dated 12/9/80, be approved. Mr. Gay seconded the motion. It was unanimously voted, and so ordered.

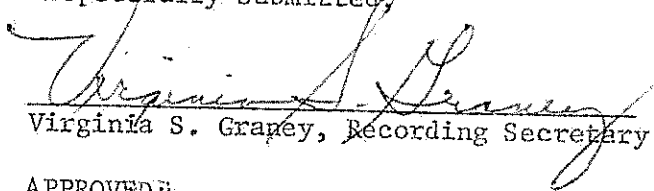
It was noted that the applicant should be informed that the Commission is very concerned about the adjoining residential areas, and will require extensive buffering between the commercial and residential zones when a site plan is submitted for approval.

11. Ser-Bel, Inc., Zone Change, App. #791, 5.9 acres at intersection of Foster and Strong Road

Mrs. Montana noted that there are thousands of acres of land in this area, and questioned whether the Commission should set a precedent by zoning this A-20. Mr. Hallowell asked if this would be considered spot zoning, and Mr. DeMallie reported that the Comprehensive Plan calls for two dwellings per acre. Concern was expressed about the high water table and drainage problems in this area.

Mrs. Evans moved that the above application for a zone change from RR to A-20 on 5.9 acres at the intersection of Foster and Strong Roads, be denied. Mr. Hallowell seconded the motion. It was unanimously voted and so ordered.

Respectfully submitted,

  
Virginia S. Grapey, Recording Secretary

APPROVED:

April 28, 1981