

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, May 12, 2020 at 7:00 PM held by way of an Online WEBex Conference Meeting to consider the following:

1. **Appl. 20-23P, Nutmeg Properties of CT LLC** – request for a 2-lot minor resubdivision of 2.2 acres, on property located at 201-205 Nutmeg Road South, I zone

To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or Channel 6082 if your provider is Frontier, or go to: gmedia.swagit.com/live

To call in with comments to this meeting, please call WEBex Conference Call-In Number: (855) 925-2801 Meeting Code Number to be provided on agenda

Copies of the application are on file in the office of the Town Clerk or/and the Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to planningzoningcomments@southwindsor-ct.gov. Persons who may require an accommodation can contact staff at: (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman

Appl 20-23P, Nutmeg Properties of CT Resubdivision

1. Application for a resubdivision into 2 lots for property located on the northerly side of Nutmeg Road, I zone.
2. The application was approved by this Commission in January Of 2019, however the required mylars were not filed within the legal timeframe requirement. The plans are the same as with the original approval.
3. This property currently has been developed with two industrial building with a single access. The current owner is seeking to subdivide the property so that there is only 1 industrial building on each lot.
4. The two lots will keep the single access and cross travel easements for access and parking are proposed.
5. The minimum lot size is 30,000 sq. feet, and the minimum frontage is 100 feet. Both of the lots are greater than 30,000 sq. feet in size. Bulk requirement breakdown for each lot has been provided.
6. This owner received an impervious coverage variance on November 5, 2019 from the ZBA to allow the proposed lot to the west to remain with 71.2% impervious coverage. It appears that all other zoning requirements have been met.
7. There are no regulated wetlands on the site. The property is currently connected to public water and public sewers. A sanitary sewer manhole easement is required for monitoring of discharge into the sanitary sewer.

If this application is approved, the Planning Department has no other comments.

**STANDARD APPROVAL MODIFICATIONS FOR SUBDIVISIONS &
RESUBDIVISIONS**

PROJECT: Nutmeg Properties

APPL #20-23P

ARCHITECT/ENGR: J R Russo & Associates

PROJ #

Submit mylars of sheets:

1. This approval is for 2 lots.
2. 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.
3. Water shall be supplied to this subdivision by public water.
4. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
5. 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.
6. Quantity estimates must be submitted to the Town Engineer (on the enclosed form) for the purpose of determining subdivision bonding. All bonds shall conform to the enclosed bond policy and shall be posted prior to filing the final plans in the Town Clerk's office.

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

7. A drainage assessment fee in the amount of \$50 shall be submitted to this Commission.
8. No building permits will be issued until all modifications have been complied with, and the final plans have been filed in the office of the town clerk
9. *A sanitary sewer manhole easement is required for monitoring of discharge into the sanitary sewer.*

Appl #20-17P, 360 Burnham Street Site Plan

May 12, 2020

Planning Department Report

1. Request for Site Plan of Development approval for three (3) industrial buildings totaling 13,400 sf, on property located at 360 Burnham Street, I zone
2. The vacant property is 6.6 acres; however the rear of the property is limited by extensive wetlands on site. The lot has 100 feet of frontage and is located between two single family houses in the industrial zone. The site is will be accessed by a 24 foot single drive off of Burnham Street with a turnaround for vehicles.
3. The proposed use for the industrial buildings are a flex use – including small offices with some manufacturing/warehouse space. Eleven units are shown in the large building. Each unit is shown with an overhead door and my understanding is that it would be possible to combine units to create larger spaces.
4. The site appears to meet all the zoning requirements. Maximum impervious coverage allowed is 65%; 63% proposed. Proposed buildings height is xx feet; 40 feet. Lot size is about 25 acres. Front yard setback for the building is about 35 feet, 35 feet required.
5. The parking requirement for building 1 is 20 spaces, 25 have been provided; 3 spaces are required for each of the smaller building and 3 spaces have been provided.
6. There are no areas for outdoor storage shown on site. I have spoken to the applicant about the need to screen outside storage in the event outdoor storage is proposed. Two dumpster areas are shown on the plans.
7. Architectural and Design Review Committee was unable to review this project due to the COVID situation, so we had asked the applicant to present the elevations, landscaping and lighting to this board.
8. The applicant has provided a colored elevation. They intend to have both a free standing and building signage. All site lighting proposed will be building mounted wall pak LED and required to be full cut-off fixtures. The lighting level submitted are quite low particularly in the drive areas; the applicant may want to consider additional lighting along the access drive.
9. The landscaping does includes some evergreen screening along the easterly property boundary and trees along the westerly boundary adjacent to an existing houses. Landscaping is also included around the perimeter of the site's frontage.
10. The site is served by public water and sewer. Water Pollution Control Authority approval is required. The applicant will also be required to get approval from

the MDC as the town has an inter town agreement in place for potential sewers for properties along Burnham Street.

11. The Fire Marshal's office have reviewed the plans and has no concerns with the proposal as presented.
12. There is a significant amount of wetlands on the site. IWA/CC approved this application May 6 with standard approval conditions and the following bonding requirements: A bond shall be collected in the amount of \$15,000 placement and maintenance of erosion and sediment controls, and \$20,000 for installation of storm water systems and \$20,000 for the wetlands plantings.
13. The Town of East Hartford was notified about the pending application. Burnham Street is owned by East Hartford, and the applicant will need approval from East Hartford engineering department for the curb cut onto Burnham St.
14. The plans show a four foot strip that will be deeded to the TOWN of South Windsor to bring the ROW to a standard size. The large trees near the town ROW should be protected.

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

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT 360 Burnham St

APPL. 20-17P

ENGINEER/ARCHITECT: Messier Survey LLC

PROJ. 19-023

Submit mylars of sheets: 2 and 4

DRAFT

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 for construction of stormwater controls including the detention basins, 20,000 for wetland and mitigation plantings, and 15,000 for erosion and sedimentation control.
4. A landscape bond in the amount of \$5,000 is required and must be submitted prior to filing of mylars.
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 8.1.11 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 and the MDC.
9. No building permits will be issued until the State Traffic Commission certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
13. *Engineering comments dated 5/7/20 must be incorporated into the final plans.*
14. *Additional lighting should be considered along the access drive.*
15. *A quit claim deed for four feet along the property frontage shall be submitted to the Town of South Windsor.*
16. *Measures to protect the two large trees shown to be saved shall be shown on the plans.*
- 17.
- 18.
- 19.

TOWN OF SOUTH WINDSOR

STAFF SITE CHANGE

FOR SITE & SUBDIVISION

PRS-PZ-CO#3

GENERAL:

CHANGE ORDER CONTACT PERSON Henry Thomas, RLA Phone No. 860-214-3632

Address c/o The LRC Group, 160 West Street, Suite E, Cromwell, CT 06416

Site Name Philip R. Smith Elementary School, 949 Avery St. P&Z No. 18-36P

Owner South Windsor Board of Education Phone No. (860) 291-1200

Contractor Gilbane Building Company

Signature of Owner _____ Date: _____

Signature of Design Engr. [Signature] Date: May 6, 2020

CHANGE: (Describe location and nature of change. Include

Four (4) copies of plan/profile of Change.)

1. Revision to the location and configuration of the baseball field and soccer/game field to take advantage of expansion of improved area into the adjacent town open space parcel.
2. Adjusted location of perimeter fencing at new extent of game field improvements.
3. Adjustment of grading to to facilitate reconfigured fields while maintaining overall drainage patterns and drainage basin areas.
4. Minor reconfiguration of access walk to the baseball backstop area.

Reason for Change: (Why is change required)

1. Use of town open space parcels allows baseball field to reach a full 200' left field corner distance compared to originally approved field layout with a 135' left field distance.
2. The soccer field is now able to be configured to the general field standards for U-10 play with minimal overlap with baseball infield location.

APPROVALS: (As Required)

Dir. Of Planning _____ Date: _____

Town Engineer _____ Date: _____

Dir. of Public Works _____ Date: _____

Other: _____ Date: _____

STAFF COMMENTS:

White - Town Engineer

Yellow - Applicant

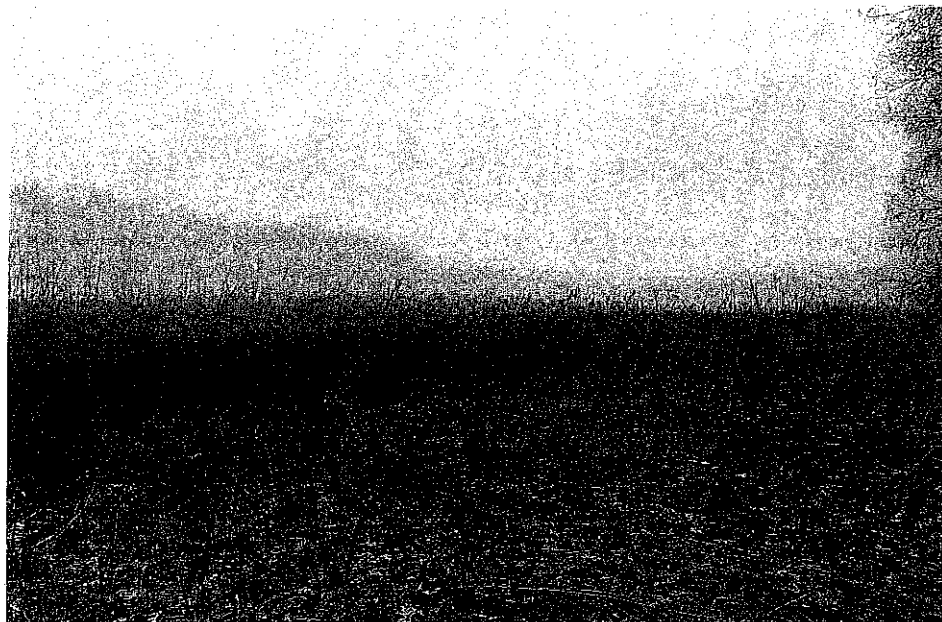
Pink - Director of Planning

Goldenrod - Engineering Department

APPRAISAL REPORT

Property:

503 Barber Hill Road
South Windsor, CT 06074
Effective Date: January 4, 2020



Prepared for:

Messrs. Robert Urso and Bradford Wainman
c/o Horseshoe Lane Associates, LLC
18-3 Arthur Drive
South Windsor, CT 06074

By:

R.F. Hagearty & Associates, Inc.
PO Box 2466
Manchester, CT 06045

R. F. Hagearty & Associates, Inc.

Real Estate Analysis, Consulting and Valuation

P.O. Box 2466
Manchester, CT 06045

Tel. (860) 432-4457
info@hagearty.com

January 10, 2020

Mr. Robert Urso
Mr. Bradford Wainman c/o
Horseshoe Lane Associates, LLC
18-3 Arthur Lane
South Windsor, CT 06074

Re: Property Valuation
503 Barber Hill Road
South Windsor, CT 06074

Dear Messrs. Urso and Wainman:

At your request, we have appraised the captioned property for the purpose of providing an opinion of the "as is" market value of the fee simple estate.

The appraised property consists of a single parcel of vacant, Rural Residential (RR) zoned land containing 12.57 acres on the west side of Barber Hill Road in the northeastern corner of South Windsor, Connecticut.

Please note that the property is being valued under the specific premise of the "as is" market value of the residential acreage prior to any specific subdivision approvals in order to establish an open space contribution to the Town of South Windsor should the site be approved for development. It is my understanding that the subject property is to be assembled with abutting land for a larger proposed subdivision development and that up to 7 of the building lots would be located on the subject land.

In keeping with the scope of work agreed to prior to accepting the assignment, the appraisal process encompasses the sales comparison approach. This the most applicable and reliable approach to value given the extraordinary assumption of the subject being valued as residential zoned acreage and prior to any subdivision approvals being in place. This valuation is being made to provide the basis of a contribution for open space purposes as part of the subdivision approval process. The development method is not being utilized in this appraisal due to the specific valuation premise employed.

Continued on the following page

Mr. Robert Urso and Mr. Bradford Wainman
Re: 503 Barber Hill Road, South Windsor, CT
January 10, 2020
Page Two

The results of the appraisal assignment are communicated in the accompanying Appraisal Report, which complies with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice.

The report contains sufficient discussions of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use herein. The appraiser is not responsible for unauthorized use of this report. This appraisal report was prepared solely for your benefit and as such may not be quoted from, relied upon or utilized for any other purpose, by any other individual or entity, without our prior written consent.

As a result of our investigation and analysis, it is our opinion that the "as is" market value of the fee simple estate under the valuation premise assumed, with a 12-month exposure period preceding January 4, 2020, the date of our most recent inspection, is:

TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS
(\$275,000)

Respectfully submitted,



Sean T. Hagearty, MAI
Vice President
CT Certified General Appraiser
License # RCG262 / Exp. 4/2020

Lipe, Michele

From: Elizabeth Maheu <emaheu@poagllc.com>
Sent: Tuesday, May 5, 2020 12:03 PM
To: Custer, Scott; Lindstrom, Kristian; Lipe, Michele; Oatis, Heather; Summers, Walter; Maziarz, Erik
Cc: Dylan Fisher; Dean Shauger
Subject: Evergreen Walk - restaurant patio expansion plan
Attachments: Patio Expansion.pdf

Hello and good afternoon,

Thank you again for meeting with me and Dylan yesterday to discuss a plan to allow the restaurants to temporarily expand their patio seating. We greatly appreciate your time and direction. Attached is a site plan of the areas we reviewed; red indicating the patio expansion areas and yellow indicating where jersey barriers will be located. As discussed:

- A rigid barrier in the form of jersey barriers no more than 5' apart would be placed between vehicular traffic and pedestrians in the areas indicated in yellow
 - o Specific to Pine Drive, jersey barriers would be placed between the light poles to ensure the hydrant is accessible, there is ADA access/customers can cross the street
 - o Specific to Pine Drive, cones would be placed on the outside of the jersey barriers
- On the side of Moe's Southwest Grill, the grass area would be allowed for tables, as long as a silt fence is installed at the edge of the wetlands.
- In the area of Burton's Grill, permission has been given to allow tables in front of Jos. A. Bank and along half of the breezeway (access to Jos. A. Bank will always be assured).
- Tables would be placed in such a way/pattern to allow a minimum of 6' of separation between them.

We intend to have a conversation with each restaurant owner/manager to determine if they would like to take advantage of this opportunity. As I shared during our meeting, the restaurants would be responsible for maintaining their area of patio expansion and it would be available on a temporary basis until such time as the Governor allows interior dining or the Landlord revokes the opportunity. The attached would be the plan should all restaurants move forward with expanded patio dining, but we may have a scaled version of this depending on which restaurants take advantage; it may depend on varying factors including which restaurants have the staffing levels to cover expanded patio seating come May 20th or thereabouts. Some restaurants may continue to offer curbside pickup until the Governor allows bar business and interior dining; we will know more soon. We will of course keep you updated on the final patio expansion plan.

As always, thank you for your support and partnership.

Sincerely,
Elizabeth

Elizabeth Maheu, General Manager | The Promenade Shops at Evergreen Walk
501 Evergreen Way, Suite 503 | South Windsor, CT 06074 | ☎ 860.432.3398 | 📠 860.432.3484
✉ emaheu@poagllc.com | [The Promenade Shops at Evergreen Walk](#)