

Proposed Amendment to Section 4.2.11.F.2:

F. Loading Docks/Receiving Areas

1. Loading docks/receiving areas shall not be visible from Buckland Road or residential zones. Sufficient on-site vehicular maneuvering area must be provided; trucks destined to, or coming from, loading docks shall not require maneuvering movements within the public highway. The number of loading spaces shall be sufficient to accommodate the anticipated loading requirements of building users, which requirements shall be in accordance with industry practice, but not to exceed said requirement.
2. No loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property. No truck deliveries or pickups are allowed between the hours of 10:00 p.m. and 7:00 a.m. **Hours of truck deliveries or pickups and trash removal for times between 10:00 p.m. and 7:00 a.m. may be allowed only as a Special Exception use if the Commission determines that the criteria in Section 8.4, Special Standards and Procedures, as well as the following criteria, are satisfied.**
 - a. **There shall be no truck delivery or pickups between the hours of 12:00 a.m. and 4:00 a.m.**
 - b. **A truck routing plan shall be submitted showing truck movements for the site that access the site only from Buckland Road and Deming Street without passing by any residentially zoned dwellings.**
 - c. **The loading dock shall be located at least 1,320 feet from the nearest residentially zoned dwelling unit and at least 500 feet from any residential building within the Gateway Zone.**
 - d. **The modified hours of operation are permitted only with regard to a retail sales and inventory use which has a minimum gross floor area of 150,000 square feet.**
 - e. **The loading area shall be appropriately screened to reduce sound by recessing the loading area or orientation of the building and location of the loading area, etc. unless the Commission determines that the screening is not necessary because there are no residentially zoned uses that would be affected.**

5/11/20

Appl 20-25P, Costco Text Amendment
Public Hearing 6/9/20

1. This is a request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone
2. As the PZC may recall, you recently denied a text amendment changing hours of truck deliveries that was much broader in scope and allowed by right.
3. This proposal would require a special exception application as a part of the site plan approval process. The review of this request would be subject to the Special exception criteria in Section 8.4 as well as the specific criteria identified within the text of the amendment.
4. The applicant's proposal would allow hours of truck deliveries or pickups and trash removal during the hours of 10 PM – 7 am provided with the following criteria:
 - No deliveries between 12 am and 4 am
 - Truck routing plan submission with accessing the site only from Buckland Road and/or Deming St
 - Loading dock a minimum of 1320 feet from residential zoned dwellings and 500 from residential buildings
 - Proposed building size in excess of 150,000 sf
 - Loading dock screening required to reduce impacts (unless deemed unnecessary by the PZC)
5. I have provided the Commission a copy of the zoning map because, as you aware, this amendment would affect the entirety of the Buckland Gateway Development zone. I would note there are some area where single family residential properties do abut the Buckland Gateway Development Zone. Some Commissioners may recall that this requirement was created to address potential impacts on residential properties.
6. The Business Development section of the Town Plan has one of its goals for the town to “attract additional business development that is consistent with

the character and scale of its surroundings with a strategy to maintain current business zones, with updates.”

7. The Capitol Region Council of Governments has reviewed the amendment as required and has offered the following report: to be read into the record
8. If this application is approved, the Planning Department would request that trash removal NOT be allowed to occur during the nighttime hours.



**FIRST HARTFORD
REALTY CORPORATION**

May 20, 2020

Michele M. Lipe
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, Connecticut 06074

Re: Permitted Use Determination for Buckland Road Gateway Development Zone

Dear Ms. Lipe,

We are requesting a permitted use determination for the Buckland Road Gateway Development Zone (GD) as we did not see the following listed as a permitted or prohibited use in the Zoning Regulations. The proposed use is an automatic car wash. The structure of the car wash itself is approximately 6,500 square feet with accessory non-structural cleaning facilities (such as vacuums and shade canopies). The facility is purely for cleaning and no repairs or service will take place.

We appreciate you and the commission taking the time to review our request.

Sincerely,

John Toic, President
First Hartford Realty Corporation

MEMO

DATE: June 9, 2020
FROM: Director of Planning Michele M. Lipe, AICP
TO: Planning & Zoning Commission
SUBJECT: Reappointment of Architecture & Design Review Committee Members

Recommendation for reappointment of the following Architecture & Design Review Committee members for a term to end June 9, 2022.

ADRC Regular Members

Sue Larsen
Marshall Montana
Dave Goslin
Charles Regulbuto
John Schieb
Michele Lipe

ADRC Alternate Members

Teri Parrott

Type of Member	Total Number of Seats	Seats Occupied	Seats Available
Director of Planning	1	1	0
Architects	2	2	0
Public	4-6	3	1-3
Alternates	3	1	2

Memorandum

DATE: JUNE 9, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: MICHELE M. LIPE, DIRECTOR OF PLANNING
RE: BOND REDUCTION/ RELEASE

<u>IWA/CC Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
13-06P, GDS Estimating Subdivision E & S	\$ 2,000	\$ 2,000	-0-
15-22P Carla's Pasta E & S	\$20,000	\$20,000	-0-
15-22P Carla's Pasta Stormwater	\$20,000	\$20,000	-0-
15-22P Carla's Pasta Wetlands Mitigation	\$50,000	\$45,000	\$ 5,000
16-57P 175 Oakland Road Stormwater	\$ 5,000	\$ 5,000	-0-

<u>Landscaping Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
15-22P Carla's Pasta Landscaping	\$ 8,000	\$ 8,000	-0-
16-57P 175 Oakland Road Landscaping	\$ 5,000	\$ 5,000	-0-

Bond Setting

Engineering recommends a bond for Appl. 19-32P, Vinatge Hills II in the amount of \$333,230 for public improvements associated with the subdivision