

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, July 14, 2020 at 7:00 PM held by way of an ONLINE Webex Conference Meeting to consider the following:

1. **Appl. 20-27P, The Gateway Buckland East, LLC** – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development 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 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



TO: Ben Tripp – Metro Realty Group, Ltd.
FROM: Kwesi Brown, PE, PTOE – Milone & MacBroom, Inc.
RE: Traffic Review – The Gateway North Site Plan – South Windsor, Connecticut
DATE: May 21, 2020
MMI #: 3571-47-01

Milone & MacBroom, Inc. (MMI) has prepared this traffic memorandum with respect to the proposed North Site plan application for The Gateway project in South Windsor, Connecticut. Based on information provided by your office, it is our understanding that the North Site plan development will consist of 38,400 square feet of retail and 50,400 square feet of medical office.

MMI previously conducted a traffic study (dated November 11, 2019) for a master plan full buildout of The Gateway site, comprising 38,800 square feet of retail and 85,700 square feet of medical office. This North Site plan is about 35,000 square feet smaller in size. The master plan development, which received both local and Office of the State Traffic Administration (OSTA) approvals, proposed off-site improvements at the intersection of Buckland Road and Cedar Avenue/site driveway as follows:

- Upgrade the existing traffic signal at this location, including new equipment and timing/phasing changes to accommodate the new site driveway.
- Provide a dedicated left-turn lane and a shared through/right-turn lane arrangement on the new site driveway approach.
- Restripe the Cedar Avenue approach to provide a dedicated left-turn lane and shared through/right-turn lane.

Based on its smaller development size, it is expected that the proposed North Site plan development would generate approximately 75 to 125 fewer vehicular trips (depending on the time of day) in comparison to the full master plan buildout. Therefore, it is our opinion that the proposed North Site plan development can be accommodated within the previously recommended off-site signalization and geometric improvements from the master plan traffic study. No further mitigation will be necessary.

3571-47-01-m2120-memo.docx

**Appl #20-27P, Gateway Development Site Plan of Development
7-14-20**

Planning Department Report

1. Request for approval for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space in two buildings, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone
2. A General Plan for this development was approved by the PZC in December of 2019. At the time of the general plan review, the PZC identified the following items of concerns to be addressed with the site plan:
 - Sidewalks along Buckland Road shall be provided; and
 - Access provisions for the property to the north shall be provided.
3. Pedestrian access has been provided throughout the site, including walkways throughout the parking areas and includes a sidewalk along Buckland Road frontage. This plan has stopped the sidewalk at the driveway and we would be request that it be shown in its entirety to the northern property boundary.
4. Maximum impervious coverage allowed is 60%. The proposed impervious coverage is about 35% with the completion of this phase.
5. Required parking for all of the proposed uses 397 spaces; 488 spaces are shown. The intent of the Gateway parking regulation is to create off-street parking that is creative and to achieve attractive, innovative parking layouts that will accent and highlight buildings and features of the zone. We have asked the applicant to provide a cross section from Buckland Road to illustrate views of parking areas from Buckland Road; and to illustrate that rooftop units will not be visible from any public ways.
6. With this plan, the applicant tis proposing to keep some existing trees along the frontage. An extensive landscape plan has been submitted meeting our interior landscape requirements.
7. A 75-foot planted buffer is required along residential zone boundaries to the east of this property. A cross section on page L5 of the landscape plan and views from the properties to the east.
8. The Architecture and Design Review Committee reviewed this application on June 4 and 11th. Some of the changes as a result of their discussion included the preservation of some of the existing trees along Buckland Road. The ADRC

reviewed the designs of the medical buildings and offered a few changes including extended the brick further down the sides of the building; reconsider the use of columns at the entrances and reviewing the window treatment along the back of the building. Suggested changes have been incorporated into the final design.

9. The Committee also reviewed the design and materials proposed for the retail building. They discussed the aesthetics of the rear of the building that have been left as blank walls. The applicant has indicated they would consider adding signage to the rear. It was noted through the review process that this was typical architecture and materials they were pursuing for the retail buildings, but that each tenant would have the opportunity to create a signature facade with specific materials.

As we did for the Shops at Evergreen Walk, staff would recommend an approval condition requiring the individual tenants submit their building elevations, including materials, for staff review and approval (and potentially Commission review if warranted).

10. There are two dumpster areas shown behind the retail plazas. It should be noted Outdoor storage is not permitted in the Gateway zone. All business must be conducted within completely enclosed buildings, with a few exceptions such as seasonal outdoor dining and outside display on the interior part of a pedestrian environment, such as a village-style shopping center. The rears of the retail business will have to effectively screen their outdoor loading/dumpster activities.
11. Coordinated decorative lighting is being used throughout this development. The applicant is proposing two monument signs at the new entrance across from Cedar Ave.
12. The initial traffic study was submitted with the Gateway General Plan application. Traffic will be distributed over the new street network, with the three access points along Buckland Road; two that are signalized. OSTA approval is required. This site was reviewed for access management during the general plan application. This property will have two access points at the existing traffic lights and will utilize the entrance that currently exists at M & R Liquors. The traffic review memo indicates the following improvements with the proposed plan:
 - Upgrade the existing traffic signal at this location, including timing new equipment/phasing changes to accommodate new site driveway;

- Provide dedicated left turn lane and shared through right/right-turn lane arrangement on the new site driveway approach;
- Restripe the Cedar Avenue approach to provide a dedicated left-turn and shared through/right turn lane

13. OSTA has already been consulted; customarily they issue any final recommendations and permit after approval from PZC has been obtained.

14. There are regulated wetlands on the site. The applicant received approval on, June 17 with the following conditions: Bonds shall be collected in the amount of \$30,000 to ensure proper placement and maintenance of erosion and sediment controls; \$50,000 for installation of stormwater structures; \$70,000 for mitigation for 1.53 acres of wetland creation; \$20,000 for installation and success of wetland plantings; the area at the southeast corner of the property of approximately five acres shall be protected from further development by a conservation easement, in addition to the wetland areas for a total of approximately 8.7 acres.

15. Public water is available in Buckland Road. Public sewerage is proposed to be extended through the private roadway to service these new buildings.

16. If this site plan is approved, Planning Dept. requests the following approval modifications in addition to items already noted:

- Access provisions for the property to the north shall be provided;
- Construction phasing should be indicated on the plan.

APPROVAL FOR ZONE TEXT CHANGE

PROJECT: Costco Text Amendment

APPL. #20-25P

ENGINEER/ARCHITECT.

PROJ. #

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

1. The Planning and Zoning Commission finds that the zone change is in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text amendment is 8/2/20.

Applicant's revised wording from 6/23/20 meeting:

1. 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.~~ 10:00 p.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.**

**STANDARD APPROVAL MODIFICATIONS FOR SUBDIVISIONS &
RESUBDIVISIONS**

PROJECT: Chestnut Ridge Open Space Subdivision

APPL #20-04P

ARCHITECT/ENGR: Design Professionals Inc

PROJ #1704.

Submit mylars of sheets: SP-2-4

Special Exception form to go on file

1. This approval is for 19 lots, numbered 1-19.
2. Concrete sidewalks, built to Town specifications, shall be installed on easterly side of the new street
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3. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
4. All lots shall be serviced by on-site septic systems. Septic system final design(s) must be submitted to and approved by the Environmental Health Officer prior to filing of mylars and issuance of building permits.
5. Water shall be supplied to this subdivision by CT Water.
6. This application is subject to the condition of approval of the Inland Wetlands Agency/Conservation Commission including bonds in the amount of \$25,000 for establishment and maintenance of erosion and sediment controls; \$30,000 for the establishment of the stormwater pond and system; \$15,000 for installation and successive wetland plantings that are proposed.
7. Street lighting shall be installed on streets and at intersections in accordance with the policy established by the Chief of Police. Street lighting is to be coordinated with the Chief of Police.
8. 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.
9. 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.
10. Trees within the street trees easement and any other trees on land that is currently or will in the future become Town-owned land are to be planted in accordance with the enclosed Tree Planting Specifications.
11. Prior to commencement of any site work, a preconstruction meeting must be held with Town Staff.
12. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
13. 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.

14. 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.
15. 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.
16. 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.

17. A drainage assessment fee in the amount of \$950.00 shall be submitted to this Commission.
18. 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.
19. *The Town Engineer's review comments dated 6/23/20 must be incorporated in the final plans.*
20. *The parking area be relocated south of the powerlines shall be surrounded with heavy wood rails with a couple opening for walkers and adequate room to turn around.*
- 21.