

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, September 8, 2020 at 7:30 PM held by way of an ONLINE Webex Conference Call Meeting to consider the following:

1. **Appl. 20-02P, Kilkenny Heights II Subdivision-** request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones (**Continued from 8/18/20**)

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 the 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 Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman

Appl #20-40P, Progressive Sheetmetal Addition

Planning Department Report 9-8-20

1. Request for site plan modification approval to construct a 3,230 sf addition to the westerly side of the exiting building, 49 Mascolo Rd, I zone.
2. The addition will be used as manufacturing space. There will be two overhead doors that will service the building and it will be set back 30 feet from the front face of the building.
3. The parking requirements for the identified uses is 16 spaces; 13 spaces are provided as striped spaces with 3 spaces shown in reserve. The applicant proposes to restripe the parking lot on the easterly side of the building to accommodate 13 spaces and 2 reserves spaces; and on the westerly side 1 reserve space is shown.
4. This site was originally developer pre- impervious coverage regulations and is existing at 75% coverage. With this proposal, the applicant is reducing the coverage to 64.5% which brings it into conformance.
5. There is no new lighting shown on the plan except a building light on the new addition. The applicant has provided light level readings from the existing parking area and feel they have adequate lighting.
6. There are no regulated wetlands on this site and disturbance no IWA/CC permit was not required. Jeff Folger has reviewed the Erosion Plans and suggests requiring bonds to be collected in the amount of \$3,000 to ensure proper placement and maintenance of erosion and sediment controls.
7. This project was not reviewed by the ADRC due to summer scheduling. The proposed building will be set back 30 and will be a metal paneled building with a metal roof.
8. The property is currently served by public water and septic system. Heater Oatis, Environmental Health Officer, has reviewed the plans.
9. The Fire Marshal has reviewed the plan and has no concerns.
10. If this application is approved, the Planning Dept requests no approval modifications requested.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Progressive Sheet Metal Site Plan Modification APPL. 20-40P

ENGINEER/ARCHITECT: Design Professionals PROJ. 3838

Submit mylars of sheets: C-SP1

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. Bonds in the amount of \$3,000 for establishment and maintenance of erosion and sedimentation control.
4. A landscape bond in the amount of \$1,000 is required and must be submitted prior to the certificate of occupancy.
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. Septic system and/or private well final design(s) must be submitted to and approved by the Environmental Health Officer prior to filing of mylars and issuance of building permits.
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. *A street cut permit through the Engineering Department shall be required for work within Mascolo Road.*
- 13.