

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
THURSDAY, SEPTEMBER 10, 2020 AND THURSDAY, SEPTEMBER 17, 2020
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, September 22, 2020 at 7:00 PM held by way of an Online WEBEX Conference 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 9/8/20)**
2. **Appl. 20-41P, One Buckland Center LLC** - request for a site plan modification to allow the addition of a left-turn lane through the existing median on Buckland Road to access property at 1 Buckland Road, RC 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 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
PLANNING & ZONING COMMISSION



September 16, 2020

Michele R. Lipe, AICP
Director of Planning
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Mannarino Builders – Special Exception/Subdivision Application
Kilkenney Heights II – Open Space Subdivision
248 Maskel Road & R024 Abbe Road

Dear Michele,

In response to Commissioner comments from the last public hearing regarding the above referenced application, and your subsequent guidance, we have enclosed for your review a redlined grading plan dated 9/16/20 showing the following alternatives:

1. Current lot 6 would be eliminated to reduce the project density from 12 new lots to 11 new lots plus the existing lot to comprise a 12-Lot Open Space Subdivision.
2. Three gravel parking spaces would be added in the area of current Lot 6 for open space parking.
3. The size of lots on the east side of Maskel Road (current lots 7-13 would become lots 6-12) would be reduced slightly to increase the width of the open space access from 20' to 25'.
4. The detention basin on the Town Parcel A would be reconfigured to include portion of the previous Lot 6. This reconfiguration would allow us to increase the buffer from the abutters to the west from 10' to 25'. The reconfiguration may also allow us to eliminate some if not all of the grading and tree clearing behind lots 2 & 3 and increase the conservation easement accordingly. The final basin configuration would be subject to staff review and approval.
5. The redline plan also shows arborvitae buffer plantings along the boundaries with existing lots on Maskel Road, Lot 1 and Lot 12 (formerly Lot 13). The previously proposed arborvitae along the open space access will also be adjusted to accommodate the widened access width.

Re: Mannarino Builders – Special Exception/Subdivision Application
Kilkenney Heights II – Open Space Subdivision
248 Maskel Road & R024 Abbe Road

There were two other questions raised which the redline plan does not address:

- a. We asked our traffic engineer to respond in writing to the question about residents on Frazer Fir also using Maskel Road extension to travel north. Her email response is attached for your reference.
- b. A question was raised about a dust control plan. Dust control is part of the erosion control plan. The notes on sheet 14 of 18 include a description of the recommended dust control (DC) practices which are based on the CT Erosion Control Guidelines. These include regular street sweeping, watering and soil tackifiers as needed.

If the Commission prefers this redline alternative, the applicant agrees to incorporate these changes into a final revised plan set subject to staff review of final basin configuration. We look forward to concluding the hearing process. If you have any additional questions, please contact our office at 860-623-0569 or email me at dsteele@jrusso.com.

Sincerely,



Dana Steele, P.E.
J.R. Russo & Associates, LLC

Robert Mannarino

From: Tess Schwartz <tschwartz@tesseraengineering.com>
Sent: Wednesday, September 16, 2020 12:10 PM
To: Dana Steele
Cc: Robert Mannarino
Subject: Traffic Distribution

Hi Dana,

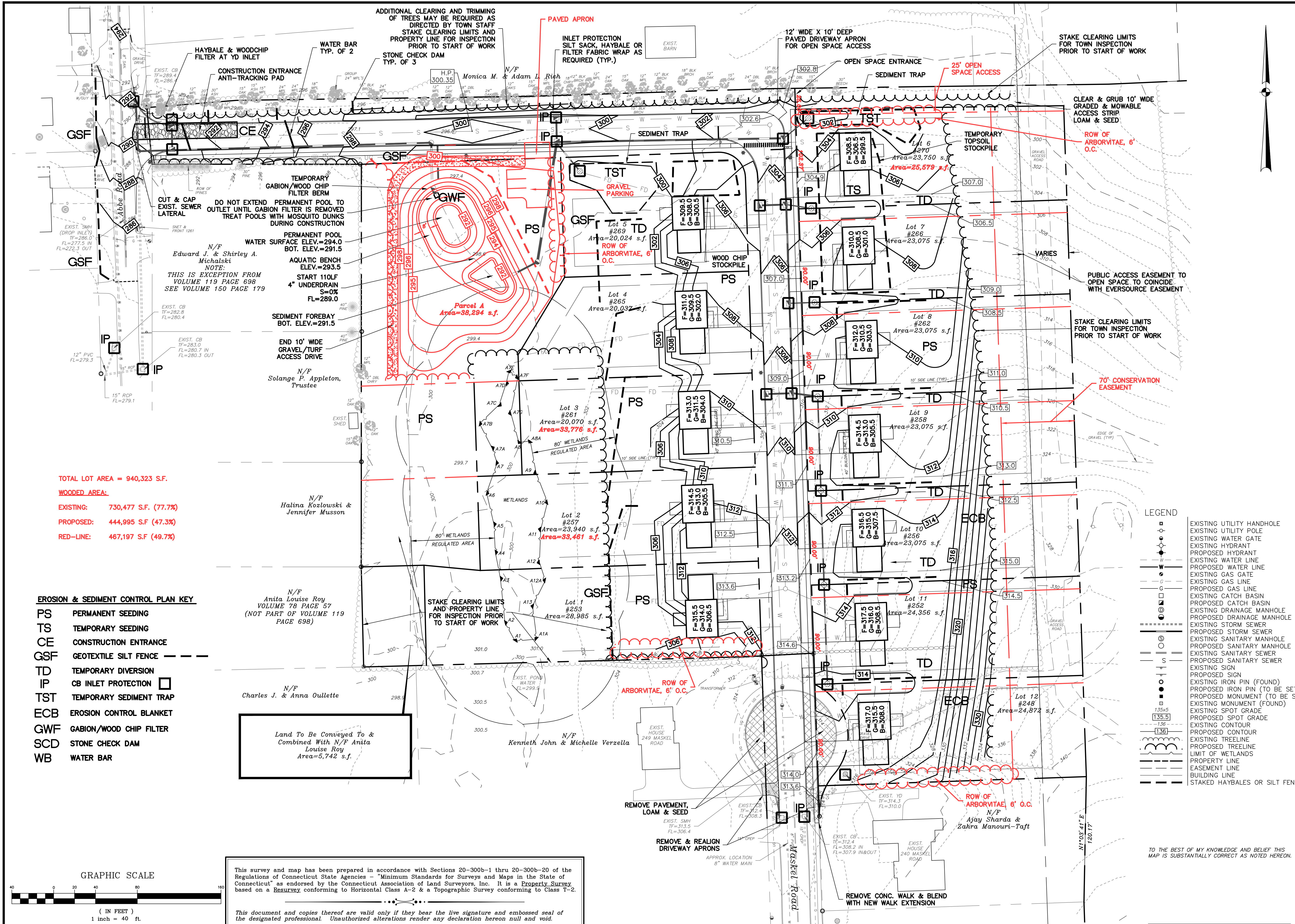
As discussed, with the construction of the intersection of Maskel Road at Abbe Road those driving from Frazier Fir Road onto Abbe Road will likely continue to do so. Some number of these trips will be made using the Maskel Road intersection instead of the Garnet Lane Intersection.

Assuming 50% of trips from Frazier Fir Road will travel west to Abbe Road, this would be about 25 vehicle trips in the morning and 32 in the afternoon. These trips would then be divided between the Garnet Lane and Maskel Road intersections. Given the generally low traffic volumes in the area, the low number of potential trips from Frazier Fir Road, and the reconstruction of Abbe Road to provide acceptable sight lines, it is my professional opinion that constructing the new intersection of Abbe Road at Maskel Road will not have a significant impact to traffic operations on the surrounding road network.

Best,

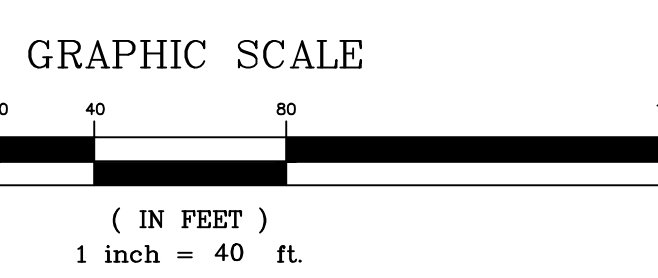
Theresa Schwartz, PE, PTOE
Tessera Engineering
52 Norton Road
Broad Brook, CT 06016
860 698 1230
www.tesseraengineering.com





TOTAL LOT AREA = 940,323 S.F.
WOODED AREA:
 EXISTING: 730,477 S.F. (77.7%)
 PROPOSED: 444,995 S.F. (47.3%)
 RED-LINE: 467,197 S.F. (49.7%)

- EROSION & SEDIMENT CONTROL PLAN KEY**
- PS PERMANENT SEEDING
 - TS TEMPORARY SEEDING
 - CE CONSTRUCTION ENTRANCE
 - GSF GEOTEXTILE SILT FENCE
 - TD TEMPORARY DIVERSION
 - IP CB INLET PROTECTION
 - TST TEMPORARY SEDIMENT TRAP
 - ECB EROSION CONTROL BLANKET
 - GWF GABION/WOOD CHIP FILTER
 - SCD STONE CHECK DAM
 - WB WATER BAR

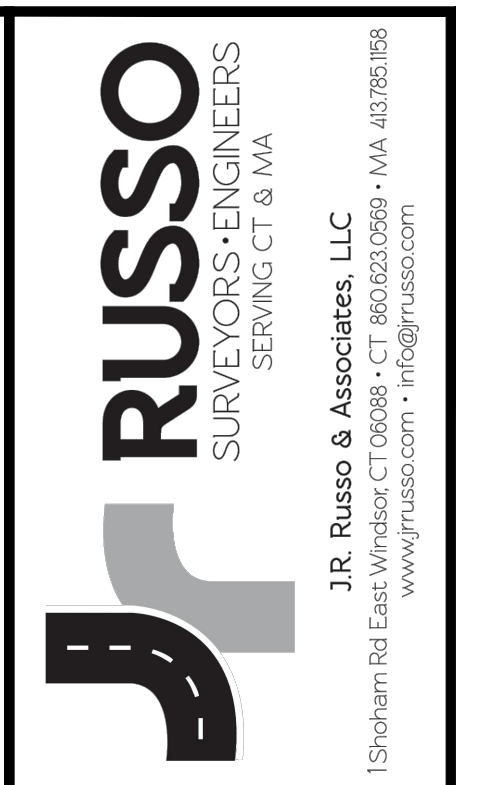


This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a **Property Survey** based on a Resurvey conforming to Horizontal Class A-2 & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

- LEGEND**
- EXISTING UTILITY HANDHOLE
 - EXISTING UTILITY POLE
 - EXISTING WATER GATE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING GAS GATE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING DRAINAGE MANHOLE
 - PROPOSED DRAINAGE MANHOLE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING IRON PIN (FOUND)
 - PROPOSED IRON PIN (TO BE SET)
 - PROPOSED MONUMENT (TO BE SET)
 - EXISTING MONUMENT (FOUND)
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMIT OF WETLANDS
 - PROPERTY LINE
 - EASEMENT LINE
 - BUILDING LINE
 - STAKED HAYBALES OR SILT FENCE

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



DATE	BY	CHK.	DESCRIPTION
9/16/20	DPS	JEU	Red-line
8/28/20	DPS	JEU	Abbe Rd intersection grading
8/17/20	DPS	JEU	Adjust road width, CB locations
3/23/20	DPS	JEU	SC for driveways, grades between lots

REVISIONS

Kilkenny Heights II
 Maskel Road & Abbe Road
 South Windsor, Connecticut
 Map 139 Lot 7-13 Zone: A-30
 Map 148 Lot 31 Zone: RR

Grading & Erosion Control Plan

DATE: 1-24-2020
 SCALE: 1"=40'
 JOB NUMBER: 2019-022
 SHEET: 6 of 16

Memo

To: Planning and Zoning Commission Members
From: Michele M. Lipe, AICP, Director of Planning
Date: September 17, 2020
Re: Appl. 20-02P, Kilkenney Hts II PZC questions

At our last public hearing, the PZC had some specific requests of staff that I wanted to address.

1. Commissioner Foley asked about Cul De Sac length of certain roadways.

Joe Perna, Project Engineer, provided me with the following GIS measurements of the longest cul de sacs within these private developments. I had him include the current length of Maskel Road today.

Lakewood – 2,208 Ft.
Victorian Woods – 1,672 Ft.
S.W. Woods – 2,296 Ft.
Maskel Road (from Frazer Fir Rd.) – 1,570 Ft.

2. Commissioner Wagner requested information related to the approval process for Special Exception applications.

There are two types of subdivisions:

A conventional subdivision (as of right) subdivides the property based on the bulk zoning requirements for the underlying zone as shown in Table 3.1.2A with 20% open space and/or a fee in lieu of.

An open space subdivision is special exception request that requires a minimum 50% of the land to be dedicated as open space and the remainder to be subdivided based on the bulk requirements established for open space subdivisions in Table 7.14.5A. The number of lots proposed in an open space subdivision can be no greater than the number of lots that would be allowed under a conventional subdivision.

In the Zoning Regulations, **Section 7.14 Open Space Subdivisions** provides the specific design guidelines for open space proposals, open space requirements and approval process of the special exception request. An applicant's request should be evaluated on its merits in meeting the goals of the open space regulations and the bulk requirements while taking into account the general special exception criteria of Section 8.7.

The Commission's responsibility in reviewing this request is to balance property owner rights to develop the property considering with how they meet the criteria, stated goals in the regulations while addressing concerns of the neighborhood. Under the special exception criteria regulations, the Commission can place approval conditions on the plans that further the goals of the special exception criteria (public health, safety, convenience and property values).

3. Commissioner Flagg had some specific questions related to the schools systems capacity.

This particular project is within the Eli Terry School District. I am enclosing a copy of the School District's study (1-22-19) which projects future growth in the school system. You will notice on pages 13-16 the report addresses proposed and planned residential projects. This particular project was factored into the projected numbers.

In speaking with their consultant, this year's enrollment has been down as a result of COVID19— most likely attributed to the hybrid learning model that has been adopted by the school this Fall. It is certainly not typical nor expected to continue as the COVID 19 situation improves.

Please contact me with any questions you have.

Thank you.

Appl #20-41P, One Buckland Plaza Site Plan Modification

9/22/20

Planning Department Report

1. Request for site plan modification to make minor site modifications and to add a signalized left-turn lane heading north on Buckland Road and modify the existing entrance/exit currently serving the two commercial buildings located at 1 and 25 Buckland Road, at the Manchester town line, Restricted Commercial zone.
2. In accordance with access management principles and our regulations, the original site plan approved in 2015 allows for one access point, a right in, right out entrance along Buckland Road. With that application, the applicant constructed an extension of the right turn lane to provide a taper into this site.
3. The buildings on site total approximately 17,800 sf, and can accommodate a variety of retail and offices uses permitted in the restricted commercial zone. Prior to site plan approval, the applicant rezoned the property from Rural Residential to Restricted Commercial zoning and received variances to reduce these setbacks to 25 and 10 respectively allowing for additional square footage to be built on site. A condition placed on the variance by the ZBA was that there shall be no permanent or construction vehicle access, nor any pedestrian access from Smith Street directly to the site.
4. In addition of the turn lane into the site, other changes include: relocation of right turn out of the site further south; modification to the parking area to accommodate the exit drive; relocation of monument signage and modification to the fieldstone wall on both sides of the entrance drive. These changes result in minor changes to the impervious coverage and the interior landscaping; but appears to meet the zoning requirements
5. There is an existing sidewalk along Buckland Road in front for this property that will be rebuilt through the driveways. Additionally, the island will be reconstructed in front of the property. The proposal is to save what is possible and recreate what is there.
6. A traffic study was submitted by Jim Bubaris, the applicant Traffic engineer. Staff had requested the original report be updated to consider potential traffic from the Costco and Gateway Development projects. Some of the staff's concerns include: safety of pedestrians crossing the site; number of vehicles that may use this new turn as short cut during busy intersection times; concern that southbound traffic using this as an u-turn; the potential disruption of the traffic flow along Buckland Road. We requested the Town's on-call traffic engineer VHB review the report and provide comments as well as the Police Department. I will forward those comments once received.
7. Fire Marshal has reviewed the revised plans and does not have any comments.
8. This request has been reviewed by the Town of Manchester Engineering Department and a correspondence from their engineer is attached.

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

DRAFT
STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT One Buckland Center Site Plan Modification

APPL. 20-41P

ENGINEER/ARCHITECT: Design Professionals Inc

PROJ. # 1831

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. A landscape bond in the amount of \$1000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
8. The building street number must be included on the final plan.
9. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
10. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 11.
- 12.
- 13.

Re: Kilkenny Heights II Subdivision

Dear Planning and Zoning

Should the project get accepted which I hope it doesn't, I request that the builder or the town end the side walk at the end of the builders property line and not run down the side of my property creating a liability for me and I would have to maintain it in winter months. Also I would like the builder to provide me with some sort of privacy barrier, trees or shrubs or a fence of my choosing.

Just one other note I listened about the traffic study and thought that how could a true study of the traffic situation be made when about eighty percent of the people are working from home during the pandemic.

Thank you

Edward Michalski
416 Abbe Road
South Windsor Ct

