

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
FRIDAY, OCTOBER 2, 2020 AND THURSDAY, OCTOBER 8, 2020
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, October 13, 2020 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

1. **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 (**Continued from 9/22/20**)

2. **Appl. 20-48P, Barry Equipment Company, Inc.** – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, 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 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



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE (860) 644-2511

September 24, 2020

Planning and Zoning Commission
Town of South Windsor
1540 Sullivan Avenue
South Windsor CT 06074

Re: One Buckland Center LLC

Dear Commissioners:

Please be advised that the Town of South Windsor Economic Development Commission, at its Regular Meeting on September 23, 2020, voted unanimously to support the 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Burnham".

Paul Burnham, Chairman
Economic Development Commission

PB/dt

cc: Economic Development Commissioners

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-T1, 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. *No advertising signs are allowed in the islands*
11. *The final landscape plan for the relocated island shall be coordinated with town staff and subject to PZC approval.*
12. *Engineering comments dated 10-13-20 must be addressed to the satisfaction of the town engineer.*
- 13.
- 14.

Appl. 20-48P, Barry Equipment Company

10/13/20

Planning Department Report

1. Request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, at 1608 John Fitch Boulevard, I zone
2. The proposed 5,000 sf addition would extend the extending the building to the east. Resulting in approx. 2,704 sf of office and approx.7,080 sf of manufacturing space. The new storage yard for equipment will be easterly of the existing parking area.
3. The applicant has provided a site plan and a narrative of proposed operations indicating – the business includes sales and service of new and used construction equipment contractors. The hours of operation Monday Friday 7:00 am – 5:00 pm and Saturdays by appointment. However, the hours may change based on demands.
4. The proposed equipment display will accommodate up to 5 pieces of equipment and will be placed on millings. The remainder of the equipment will be stored in the yard.
5. Special Exception criteria for approval include:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements of the zoning regulations.
 - The land is physically suited to the proposed use.
 - Minimal, if any, adverse environmental impacts are created.
 - No traffic or other hazards will be created.
 - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
 - There will be minimal or no adverse effects on existing uses in the area.
 - Surrounding property values will be conserved.
 - The character of the neighborhood will be maintained or minimally disrupted.
 - The general welfare of the community will be served.
 - There is a balance between neighborhood acceptance and community needs.
 - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.

- The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
- The architectural design is aesthetically pleasing and blends well into the surrounding area.

The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.

6. The site size is 3 acres. Maximum impervious coverage allowed is 65%; 60% proposed. Parking requirement for this use is 24 spaces; 24 spaces have been provided.
7. The site modifications proposed include: adding a display area in the front of the building along Route 5, the 5,000 sf addition, redefining of parking spaces and relocating the fence, creation of the storage yard out of millings, and modification to the detention basin. There are also some areas of encroachment by the abutters that will be addressed.
8. The applicant has indicated that the maximum height of the proposed equipment to be on site is 12 feet and that there will be no cranes or aerial lifts stored on site.
9. Due to the timing of the application, the applicant did not go in front of the ADRC with the addition. As presented tonight, the intent to keep the same design and materials for the addition. The plan reflects new lighting on the building as well as pole lighting in the storage area. All lighting will be full cut-off lighting.
10. There will be new signage proposed. The applicant is entitled to both a free standing sign and a building sign.
11. There are regulated wetlands on the property. The applicant received IWA/CC approval on September 16, 2020. The recommend bonds in the amount of \$5,000 to ensure proper placement and maintenance of erosion and sedimentation; \$10,000 for installation of the proposed stormwater system; and \$5,000 to ensure proper establishment of the proposed wetland vegetation.
12. There is a dumpster proposed in the rear of the building shown on a concrete pad and screened. That will be within the fenced in area.
13. The site is serviced by public water and sewer. Water Pollution Control Authority approval is required for the expansion.
14. If this application is approved, the Planning Department has no additional modifications to request.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Barry Equipment Special Exception/Site Plan

APPL. # 20-40P

ENGINEER/ARCHITECT: Design Professionals Inc.

PROJ. # 4342

Submit mylars of sheets: C-T1, C SP-1

Special Exception form to go on file

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 \$5,000 for installation and maintenance of erosion and sediment controls on the site; and a bond in the amount of \$10,000 for installation of the stormwater system and \$5,000 to ensure proper establishment of the proposed wetland vegetation.
4. A landscape bond in the amount of \$3,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
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 9.1.3 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.
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. *No aerial lifts or cranes are permitted to be stored on site. Maximum height of outdoor storage equipment is 12 feet.*
- 13.
- 14.

DRAFT

STANDARD APPROVAL MODIFICATIONS FOR SUBDIVISIONS & RESUBDIVISIONS

PROJECT: Kilkenney Hts II

APPL #20-02P

ARCHITECT/ENGR: J R Russo & Associates

PROJ #2019-022

Submit mylars of sheets: 3, 4 and 5

Special Exception form to go on file

1. This approval is for 11 new lots, numbered 1-12.
2. Concrete sidewalks, built to Town specifications, shall be installed on (one) (both) sides of Maskel Road parallel to Abbe Road and along the southerly side of Maskel Road perpendicular to Abbe Road terminating at Abbe Road. The Town Parks and Recreation Division agrees to maintain the new sidewalk along the property at 416 Abbe Road during the winter until such time as the owner sells the property and will file an agreement to that affect.
3. Drainage and construction for this subdivision is subject to the approval of the Town Engineer.
4. 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.
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 amounts of \$20,000 for compliance with erosion and sediment control measures; a bond in the amount of \$25,000 for the installation of the storm water structures; and a bond in the amount of \$5,000 for plantings within the basin to be held for three years
7. A landscaping bond in the amount of \$10,000 shall be posted prior to the issuance of the last Certificate of occupancy.
8. Street lighting shall be installed on streets, at intersections, and on cul-de-sacs in accordance with the policy established by the Chief of Police. Street lighting is to be coordinated with the Chief of Police (copy enclosed).
9. 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.
10. 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.
11. 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.
12. Prior to commencement of any site work, a preconstruction meeting must be held with Town Staff.
13. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

14. 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.
15. 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.
16. 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.
17. 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.

18. A drainage assessment fee in the amount of \$ 550.00 shall be submitted to this Commission.
19. 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.
20. *The Town Engineer's review comments dated 9/22/20 must be incorporated in the final plans.*
21. *The applicant agrees to no work on Saturdays during the time period that the COVID Executive Order is in effect.*
22. *Additional arborvitae plantings are to be planted in front of the property at 427 Abbe Road, at a location agreed upon between the property owner and developer, to minimize automobile light trespass.*
23. *All conservation easements and open space properties shall be marked in the field with open space and conservation easement metal property markers provided by the Town, to the satisfaction of the Environmental Planner.*
24. *In accordance with Section C.1.g of the subdivision regulations, a waiver of 25 feet has been granted to allow an open space access of 25 feet.*
25. *Dust control measures shall be implemented on the site and watering of the site shall be done on a regular basis.*
26. *The existing g stone wall adjacent to 249 Maskel Road shall remain and protected as a part of the conservation easement on Lot.*
27. *The existing tree line along the northern property boundary shall be protected in the field. Efforts shall be made to preserve as many trees as possible. Any trees to be removed in that area shall be flagged by the developer and subject to the review and approval of town staff.*

28. *Once the access from Abbe Road is established, to the extent feasible, all construction traffic shall use that as the primary entrance to the development.*
29. *The developer shall post wayfinding signage directing the public to the Town owned open space and posting private property, where appropriate, to indicate the end of the public access for recreational use.*
- 30.
- 31.
- 32.