

**TO BE PUBLISHED IN THE JOURNAL INQUIRER  
THURSDAY, OCTOBER 15, 2020 AND THURSDAY, OCTOBER 22, 2020  
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, October 27, 2020 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

**Appl. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 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](http://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](mailto: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

**Appl. #20-44P, Costco Wholesale Special Exception/Site Plan  
10-27-20**

Planning Department Report

1. Request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone
2. Automotive fueling stations are permitted as an accessory retail use when directly related to retail use in excess of 100,000 sf. The facility must be a minimum of 500 feet from Buckland Road and within 1,500 feet of the primary building. The Commission may determine the hours of operation. The applicant has proposed the hours: Monday – Friday 6:00 Am – 9:00 PM; Saturday 7:00 Am – 8:00 PM; and Sunday 7:00 AM – 7:00 PM.
3. A shopping cart management plan has been submitted as required.
4. This project is subject to the Pedestrian and Bicycle requirements. The sidewalk network is being extended into the site from both the south near the Evergreen Crossing Independent Living Facility along the western side of the site as well as along the access drive in the rear (to be known as Costco Way) up Evergreen Way. The side walk network will also continue from the Assisted Living Facility on Evergreen Way up to Costco’s entrance. A bike rack are being provided on the southerly side of the building in a parking island.
5. The applicant has requested extended trucking hours. The PZC recently amended the zoning regulations to allow by Special Exception, extended trucking hours 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 10:00 p.m. and 5:00 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 residential buildings within Evergreen Walk in the Buckland Road Gateway Development Zone or residentially zoned properties. If primary and alternate truck routes are designated, an alternate route may pass by residential buildings within the Gateway Zone, provided provisions are included in the site plan to limit use of the alternate route to emergencies and temporary situations where the primary route is blocked.
  - 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 Buckland Road Gateway Development Zone.

- d. The modified hours of operation are permitted only with regard to a retail sales and inventory use that 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 properties or residential buildings that would be affected.
6. Outdoor storage is prohibited in the Gateway Zone, and that all business must be conducted within completely enclosed buildings. There are exceptions to this regulation for village-style shopping centers where outside merchandise display, such as kiosks or market carts, is an integral part of the theme and thus enhances the appearance of the site. The regulation is clear that this provision is not intended to allow outside display of merchandise typically sold inside retail stores in conventional shopping areas; rather, it is intended to encourage true pedestrian-oriented areas in a village atmosphere.
  7. The parking requirement is 817 spaces for the retail component. The applicant has proposed 674 spaces. In accordance with Section 6.4.9, they are requesting a reduction. The PZC can consider this reduction when it is demonstrated that:
    - The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
    - The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations.
  8. The requirement for landscaping of interior parking lots is 10%, with 10% proposed.
  9. Section 4.2.11.C Off Street Parking provides specific design criteria for parking lots related to the aesthetics of the parking lot design and the distribution of parking around the building. The applicant is requesting a waiver of the section in accordance with Section 4.2.11.C.d. This section allows the Commission to grant a waiver for “creative, innovative, outstanding parking lot design with features that cause the parking lot to become an integral design of the site. Such features could include item such as curvilinear designs; architectural pavement including pavers, stamped concrete; exceptional landscaping.”
  10. The landscaping plan appears to be attractive and includes a variety of materials. There are street trees proposed along the access drive and throughout the parking lot islands.
  11. There will be a significant retaining wall at the eastern end of the parking area and building. All guard rails will be wooden guard rails (similar to what is found in other areas of Evergreen Walk and as found on the Merritt Parkway)
  12. Site lighting design includes two different fixture types. The proposed lighting is full cutoff fixtures with 35’ pole height and wall paks on the buildings. The applicant has

requested a waiver to allow all the parking lot lighting to be 35 feet. The applicant did indicate to ADRC that they will be on a timer and will be reduced two hours after the close of the store.

The Commission can grant this waiver after finding that:

- traffic or other hazards will not be created; general property values will be conserved;
- no adverse effects on existing uses in the area; general welfare of the community will be served;
- no adverse environmental impacts will be created;
- topography of the land makes the property suitable for higher poles.

This request is a little unusual in this zone as all other lighting within Evergreen Walk is a maximum of 26 foot high poles. Past requests for taller lights have been in the truck parking and loading areas in our industrial zones. (Evergreen Way has decorative fixtures on 15-foot poles and the rear parking lots and access ways include shoebox fixtures on 25-foot poles.) I had previously raised concerns that some of the proposed lighting levels shown are brighter than we typically see in our commercial parking lots with FC average around 4.6 Fc.

13. There is a service area proposed on the easterly side of the building adjacent to the retaining wall. This area will contain the dumpsters and the public will not be permitted into this area.
14. Proposed signage for this project includes building signage on three sides of the building as well as a free-standing proposed at the entrance at the entrance near the main entrance off of Tamarack.
15. Architectural elevations have been submitted for all sides of all buildings. ADRC had reviewed these architectural elevations plans at the general plan stage and were well received by the Committee and they appreciated the quality of the materials being used. The applicant returned to ADRC on September 10 to review the landscaping and lighting plans. The Committee forwarded a favorable review of the project.
16. There are regulated wetlands on this site. The IWA/CC approved a modified plan on January 15, 2020. The approval recommended:
  - 1) Bonds shall be collected in the amount of \$30,000 for installation and maintenance of erosion and sediment controls; \$20,000 for installation and maintenance of stormwater structures; \$30,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
  - 2) Mitigation shall be monitored for not less than five years and reported to Town staff.

- 3) Installation of a valve or other device capable of closing the outlet of the detention basin for spill control. This device may be incorporated into the underground system if that is a better location.
  - 4) The maintenance of the spill control device on the detention basin outlet or underground system shall be included in the operation and maintenance plan.
17. A traffic study has been submitted for review. Staff did engage VHB Engineering, the Town's on call traffic engineer to conduct a review of the study. The preliminary findings were discussed with the police and the applicant. The applicant has provided a response memo to the concerns that were raised (included in your packets)
18. The Fire Marshal has reviewed the plans, specifically the fire truck routing patterns and has no comments.
19. Public water and sewers are available. The Water Pollution Control Authority approval is required for the sewers.
20. A shopping cart management plan has been included at this time.
21. The Commission may recall a couple General Plan approval conditions that were to be addressed with this site plan application. They included:
- Temporary roadway portion of Evergreen Way must be completed and concrete sidewalks installed – (which has been included on the plans);
  - Completion of the remainder of Tamarack road network (south of the Independent Living);
  - Completion of the trail system shown on the general plan shall be submitted with the filing on the retail Site Plan application and completed prior to Issuance of a CO.

The applicant has included two documents on behalf of Evergreen Walk LLC that address the progress on the completion of the walking trails and the extension of Tamarack south.

22. The Town of Manchester was notified of this pending application as required by State statute. We have not received any comments to date.

If this application is approved, the Planning Department has no other modification to request.

# **Appl. #20-49P, Valvoline Facility**

## **818 Sullivan Avenue**

### **Planning Department Report**

10-27-20

1. Request for site plan modification to construct a 3,837 sf oil change garage facility and to add two small additions to the car wash, totaling 777 sf , on property located at 818 Sullivan Avenue, GC zone
2. The site size is 4.4 acres. To accommodate the new facility, the existing house (currently used as an office) and existing driveway into the southern part of the site will be removed and the new facility will be constructed 50 from the front property line in that general area, and will share its access with the car wash facilities' current driveway. This entrance will be modified to direct traffic either to the new facility or to the rear for the car wash entrance and pavement markings will have to be updated to reflect such.
3. The Valvoline facility will have three bays for drive thru service. Customers no longer leave their cars; rather remain in the vehicle while the oil change is performed. The entrance to the facility will be from the rear of the building and vehicles will exit through the doors facing Sullivan Avenue.
4. Maximum impervious coverage allowed is 65%, 22% proposed. Front yard setback is 36 feet, 35 feet required.
5. Parking shown for the new facility include fours space (one handicap). Parking for the car wash is not delineated on the plans; however, it appears from a site visit that employee parking occurs to the rear of the site. The plan should call out the spaces.
6. Lighting on the site will include two 20 foot high pole lights around the new drive area as well as four wall paks along the building front and sides. A cut sheet of the LED lights proposed was submitted as well as an isometrics diagram illustrating the proposed lighting levels.
7. Currently there is a free standing sign existing on site. A sign variance was granted in 1995 to allow the free standing sign to 78 sf in height and a maximum of 9 feet in height. The Valvoline facility will be allowed signage in their building as well as share signage on the existing sign. The building signage was illustrated on the architectural plans and will be internally lit.
8. There are existing maple trees along the Sullivan Avenue frontage that are shown to be removed. We have requested the applicant to evaluate the health of these trees and see if grading could be adjusted to preserve the existing trees. Other landscaping treatments include a variety of maples and crabapple trees around the building area with ground cover and bushes, as well as arborvitae around the dumpster area.

9. The applicant went to the ADRC on September 10th. The Committee reviewed the colored architectural rendering, landscape plans as well as the proposed lighting. They forwarded a favorable review of the project.
10. There is an area of regulated wetlands and 100 year floodplain immediately to the north requiring an approval for the IWA/CC. This application was heard on October 7 and approval was granted including a bond in the amount of \$5,000 to ensure proper placement and maintenance of erosion and sediment controls and \$10,000 for the installation and maintenance of the stormwater structures.
11. The site is currently serviced by public sewers and public water. WPCA review is required.

If this application is approved, the Planning Department requests that the metes and bounds of all easements be added to the final plans.

**DRAFT**  
**STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN**

PROJECT Valvoline Site Plan Modification

APPL. 20-49P

ENGINEER/ARCHITECT: Borghesi Engineering Inc

PROJ. #

Submit mylars of sheets: SP-1

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 to ensure compliance with the erosion and sediment control measures and \$10,000 to ensure establishment of storm water system.
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. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
13. *Engineering comments dated 10-20-20 must be incorporated into the final plans.*
- 14.
- 15.
- 16.



# **Appl #20-50P, Pete's Tire Barn Addition**

## **Planning Department Report 10-27-20**

1. Request for a site plan modification to construct a 12,000 sf addition on property located at 260 Chapel Road, I zone
2. The addition is proposed to the rear of the existing building and will be on existing pavement. Parking requirements for the identified uses is 66 spaces; 49 spaces are being provided with 18 spaces shown as reserve spaces. Additional parking needs will be met by the restriping of the parking area along the existing building and along the southerly side of the property as well as the creation of parking spaces in the area of the expansion. Interior landscaping has been provided per the regulations.
3. The site is completely surrounded by other I-291 or Industrial-zoned property. Maximum impervious coverage allowed is 65%, 60.7% proposed. It appears that all other zoning requirements have been met.
4. There is new lighting shown on the plan in the front parking areas as well as behind the building.
5. There are no regulated wetlands on this site and disturbance no IWA/CC permit was not required. Jeff Folger, Environmental Planner has reviewed the Erosion and sedimentation measures and recommends a bond in the amount of \$2,000.
6. This project was not reviewed by the ADRC as there are no changes to any parts visible to the public. The only new lighting proposed would be on the building. The existing pole lights will remain around the parking area.
7. The property is currently served by public water and sewer. WPCA approval is not required.
8. The Fire Marshal has reviewed the plan and has no concerns.
9. If this application is approved, the Planning Dept requests no additional approval modifications requested.

**Draft**

**STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN**

PROJECT Pete's Tire Barn Site Plan Modification

APPL. 20-50P

ENGINEER/ARCHITECT: Design Professionals

PROJ. # 4516

Submit mylars of sheets: C-T1, 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. This application is subject to a bond in the amount of \$2,000 to ensure compliance with the erosion and sediment control measures.
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. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
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.

SOUTH WINDSOR, CT, 06074

PH. 860-289-7055

FAX. 860-289-7121

LIC# 01028

WEBB SITE: [www.mannarinobuilders.com](http://www.mannarinobuilders.com)

.....

# MANNARINO BUILDERS, INC.

October 19, 2020

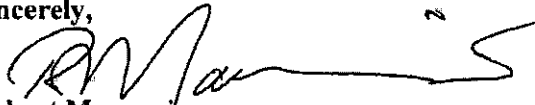
Town of South Windsor  
Planning and Zoning  
Michele Lipe  
1540 Sullivan Avenue  
South Windsor, Ct. 06074

Re: Kilkenny Heights II - P&Z App 20-02P

Dear Michele,

Please accept this letter as a formal request for two 90 day extensions to file the final mylars for Kilkenny Heights II , Application # 20-02P. If you have any questions or need additional information, please contact me.

Sincerely,



Robert Mannarino  
Mannarino Builders, Inc.  
860-416-6811  
[rob@mannarinobuilders.com](mailto:rob@mannarinobuilders.com)

.....