

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, November 10, 2020 at 7:00 PM held by way of an ONLINE Webex Conference Call 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
(Continued from 10/27/20)

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

SOUTH WINDSOR PLANNING AND ZONING COMMISSION

BYLAWS

(Rules for the Transaction of Business)

ARTICLE I. Purpose and Authorization

The objectives and purposes of the Planning and Zoning Commission of the Town of South Windsor are those set forth in Chapters 124 and 126 of the Connecticut General Statutes, 1958, as revised, and those powers and duties delegated to the Planning and Zoning Commission by the aforementioned statutes by ordinance of the Town of South Windsor 2-196 of 3-7-38, as amended, in accordance with the above enabling law.

ARTICLE II. Name

The Commission shall be known as the Planning and Zoning Commission of the Town of South Windsor.

ARTICLE III. Office of Commission

The office of the Planning and Zoning Commission of the Town of South Windsor shall be at the Town Hall, 1540 Sullivan Avenue, South Windsor.

ARTICLE IV. Membership

The membership and terms of office shall be as specified in the above-stated ordinance establishing the Commission, and the aforementioned General Statutes. The Planning and Zoning Commission shall consist of seven (7) elected members.

ARTICLE V. Alternates to Commission

As set forth by ordinance of the Town of South Windsor, Town Charter, as amended, Chapter 5, Section 502(a), there shall be three (3) Alternate members seated on the Planning and Zoning Commission whose membership and terms of office shall be as specified in the aforementioned ordinance. If a regular member of said Commission is absent or is disqualified, the Chairperson of the Commission shall designate an Alternate to so act, choosing Alternates in rotation so that they shall act as nearly equal a number of times as possible. If any Alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. Alternates shall receive notices of all meetings and hearings, and are expected to participate in all meetings of the Commission, except that alternates who are not seated to act in place of a regular member may not participate in deliberations on a matter for which a public hearing has been held. Each Alternate is expected to attend a minimum of fifty per cent (50%) of all scheduled meetings.

ARTICLE VI. Voting Membership

“Voting membership” shall mean a maximum number of seven (7) members, either the seven (7) elected officials, or a combination of elected officials and Alternates acting for elected officials at a given meeting. The total “voting membership” shall not exceed seven (7). A majority of the voting membership of the Commission shall constitute a quorum. It shall take four (4) affirmative votes for the approval of an application.

ARTICLE VII. Officers and Their Duties

Section 1. The officers of the Commission shall consist of a Chairperson, a Vice- Chairperson and a Secretary.

Section 2. The Chairperson shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by the parliamentary usage on such officers. The Chairperson shall have the authority to appoint committees, certify expenditures of funds up to \$50.00 without prior approval of the Commission, call special meetings, and generally perform other duties as may be prescribed in these Bylaws.

Section 3. The Chairperson shall be one of the Commission members and shall have the privilege of discussing all matters before the Commission and of voting thereon.

Section 4. The Vice-chairperson shall act for the Chairperson in the Chairperson's absence or disqualification, and have the authority to perform the duties prescribed for that office. The Vice-chairperson shall be a Commission member. In the Vice-Chairperson's absence or disqualification, the Secretary shall act for the Vice Chairperson and have the authority to perform the duties prescribed for that office

Section 5. The Secretary shall read the legal notice as advertised before each public hearing is held.

Section 6. In the absence or disqualification of the Secretary, the Chairperson shall appoint a Secretary pro tem.

ARTICLE VIII. Election of Officers

Section 1. An annual organization meeting shall be held as part of the first meeting that is scheduled following a public election, at which time officers will be elected and Bylaws reviewed, and be made a part of the minutes of the annual meeting. All elected Commission members must be present before election of officers can take place. In no instance shall the election be delayed by more than two regular meetings, at which time a quorum of elected officials shall suffice for election of officers.

Section 2. Nominations shall be made from the floor at the annual organization meeting, and elections of the officers specified in Section 1 of Article VII shall follow immediately thereafter.

Section 3. A candidate receiving a majority vote from the elected membership of the Commission shall be declared elected and shall serve for one year, or until a successor shall take office.

Section 4. Vacancies in officers shall be filled at the next regular meeting of the Commission, following the filling of the vacancy by the Town Council. All elected Commission members must be present before vacancies in officers shall be filled. In no instance

shall the election be delayed by more than two regular meetings, at which time a quorum of elected officials shall suffice for election of officers.

Section 5. Resignations from the Commission shall be in written form and transmitted to the Chairperson, who will then forward same to the executive officer of the community.

ARTICLE IX. Meetings

Section 1. Regular meetings will be held on the second and fourth Tuesday of each month; except for the month of December, which will have only one regular meeting on the second Tuesday; and August, which will have only one regular meeting on the third Tuesday.

Section 2. All Commission meetings shall be open to the public with the exception of Executive Sessions, which shall be held only as allowed by the Connecticut General Statutes.

Section 3. Meetings shall begin at 7:00 p.m. and shall adjourn at 9:30 p.m., unless this rule is waived by a two-thirds majority of the voting membership of the Commission.

Section 4. Unless otherwise specified, Roberts Rules of Order shall govern the proceedings at the meetings of the Commission.

Section 5. Items for the agenda of any regular meeting may be submitted by any regular member of the Commission. Such items shall be submitted in writing to the Secretary of the Commission at least six (6) days prior to the regular meeting for which they are intended for consideration. The name of the person submitting an item for Commission consideration shall appear on the agenda after the item submitted.

ARTICLE X. Disqualification

In accordance with applicable sections of the Connecticut General Statutes and the Town of South Windsor Code of Ethics (Ordinance No. 124), no member of any planning commission and no member of any municipal agency exercising the powers of any planning commission, whether existing under the General Statutes or under any special act, shall appear for or represent any person, firm or corporation or other entity in any matter pending before the planning or zoning commission or zoning board of appeals or agency exercising the powers of any such commission or board in the same municipality, whether or not that person is a member of the commission hearing such matter. No member of any planning commission shall participate in the hearing or decision of the commission of which that person is a member upon any matter in which he/she is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of the commission and, unless otherwise provided by special act, replacement shall be made from Alternate members pursuant to the provisions of Section 8-1b, of an Alternate to act as a member of such commission in the hearing and determination of the particular matter or matters in which the disqualification arose.

Acceptance of Gifts, Gratuities and Favors Restricted.

In accordance with the Town of South Windsor Code of Ethics (Ordinance No. 124), no elected Commissioner or Alternate Commissioner shall accept, receive or encourage the receiving of any gift, expression of friendship, service or improper favor, that could in any way be construed to be

a thing of monetary value that may tend to influence the Commissioner or Alternate in the discharge of his/her official duties.

ARTICLE XII. Order of Business

Unless otherwise determined by the Chairperson, the order of business at regular meetings shall be:

- a. Call to Order
- b. Pledge of Allegiance
- c. Public Participation
- d. New Business
- e. Old Business
- f. Correspondence/Reports
- g. Minutes
- h. Adjournment

ARTICLE XIII. Applications

Applications shall be officially received by the Commission on the day of the next regularly scheduled meeting immediately following the day of submission or thirty-five days after such submission, whichever is sooner.

ARTICLE XIV. Minutes

Section 1. Minutes of all meetings are to be in summarized form, as opposed to verbatim records, and shall be recorded by a sound recording device.

Section 2. A copy of the minutes is to be filed in the Town Clerk's Office as well as being recorded in the Commission's minute book.

Section 3. Public Hearings are to be recorded by a sound-recording device and said records are to be retained in accordance with State Statutes.

Section 4. In the minutes, both Commissioners and Alternates present shall be listed. If an Alternate is designated to sit for a member who is absent or disqualified, such designation, including the name of the member and the Alternate, shall be included in the minutes.

Section 5. If the vote is unanimous, the minutes shall so state; otherwise, they shall state specifically which members voted for, voted against, or abstained.

Section 6. The Commission shall review and approve minutes of all meetings.

ARTICLE XV. Hearings

Section 1. The Commission may hold public hearings, in addition to the required hearings, when it decides that such hearings will be in the public interest.

Section 2. A competent stenographer shall take the evidence or the evidence shall be recorded by a sound-recording device, at each hearing before the Commission in which the right to appeal lies to the Superior Court.

ARTICLE XVI. Conducting the Public Hearing

Section 1. The Chairperson of the Commission shall preside at the public hearing. In the event of his/her absence, the Vice-Chairperson, or a Commission member appointed in accordance with ARTICLE VII, Section 4, shall act as presiding officer.

Section 2. The Secretary shall read the legal advertisement and note the dates and newspapers in which the advertisement appeared.

Section 3. The Chairperson shall describe the method of conduct of the hearing.

Section 4. The applicant shall present a summary of the proposal. Staff comments presented. The Chairman shall then call for statements from the proponents. The opponents shall be given equal opportunity to comment. The order is reversible; the discretion of the Commission prevailing. Whichever the case may be, each group shall make its presentation in succession without allowing an intermixture of comments pro or con. Comments shall be limited to the subject advertised for public hearing.

Section 5. It shall be made clear to the hearing that all questions and comments must be directed through the Chair only after being properly recognized by the presiding officer.

Section 6. Before commenting on the matter before the hearing, each person shall give his name and address.

Section 7. The presiding officer shall assure an orderly hearing and shall take necessary steps to maintain the order and decorum of the hearing at all times. The presiding officer shall reserve the right to terminate the hearing in the event the discussion becomes unruly and unmanageable.

Section 8. The show of hands by those persons present shall not be allowed on any general question presented at the public hearing. The hearing shall be conducted only for the purpose of taking testimony to be considered in deliberations of the regular meeting of the Commission. If a general consensus of the meeting is desired, the Commission may provide properly identified sheets on which the electors may signify in writing their opinion as either in favor or opposed to the question before the public hearing.

ARTICLE XVII. Employees

Within the limits of the funds available for its use, the Commission may employ such staff personnel and/or consultants as it sees fit to aid the Commission in its work. Appointments shall be made by a majority vote of the voting membership.

ARTICLE XVIII. Committees

Section 1. Standing committees may be appointed by the Chairperson at a regular meeting following the election of officers by the Commission. The duties of each committee shall be prescribed by the Commission as the need for committee investigations arises.

Section 2. The standing committees shall be appointed for one year and shall consist of two (2) members. Vacancies shall be filled immediately by the Chairman of the Commission.

Section 3. Special committees may be appointed by the Chairperson for purposes and terms which the Commission approves. The Chairperson shall terminate the Committee once said Committee has performed its function and reported to the Commission.

ARTICLE XIX. Public Access

In the matter of access to hearings, meetings, and records by the public and representatives of print and broadcast media, the Commission shall comply with the Connecticut Freedom of Information Act, Connecticut General Statutes, 1999 Revision, Chapter 14, Sections 1-200, et. seq., as amended.

ARTICLE XX. Architectural and Design Review

Section 1. Composition: The PZC as a function of its authority under CGS 8-3(9)), shall appoint a Design Review Committee, composed of not more than nine (9) members, with qualifications as follows:

- Director of Planning of Town of South Windsor
- 2 professional architects
- 4-6 members of the public with experience in fields such as art, architecture, community planning and development, or other relevant profession

With the exception of the Director of Planning, all appointees must be residents of the Town of South Windsor.

Section 2. Alternates. There shall be three (3) Alternate members whose qualifications shall generally be as specified in Section 1 above. Membership and terms of office shall be as specified for regular members in Section 3 below. If a regular member of the Committee is absent or is disqualified, the Chairperson of the Committee shall designate an Alternate to so act, choosing Alternates in rotation so that they shall act as nearly equal a number of times as possible. If any Alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. Alternates shall receive notices of all meetings and hearings, and are expected to participate in all meetings of the Committee.

Section 3. Terms and Officers: Members shall serve for two-year terms. Terms shall be calendar year, December 1-November 30.

Members shall select a chairperson, vice-chairperson and secretary, who will provide minutes of meetings and reports to the PZC. The Director of Planning is not eligible for office.

Section 4. Conduct of Business: The Committee shall adopt rules and regulations for the transaction of business, scheduling of meetings, conduct of meetings and related matters.

Section 5. Duties and Responsibilities: The Committee shall provide a report to the PZC regarding all multi-family and non-residential development for which site plan approval is sought. The report shall provide the results of the Committee's deliberations - i.e., modifications recommended, or no modifications required. Such report shall be provided: (1) at a public hearing on an application, or (2) if no public hearing is held, at the time an application is presented to PZC. All recommendations

by the Committee are advisory to PZC and only PZC has the authority to require modifications to a site.

The Committee will attempt on all applications to arrive at a site design that is mutually agreeable to the Committee and the applicant. The Committee shall follow the criteria and guidelines set forth in Section 9 of the Zoning Regulations.

ARTICLE XXI. Amendments

These Bylaws may be amended by a two-thirds vote of the entire voting membership of the Commission, only after the proposed change has been read and discussed at a previous regular meeting, except that the Bylaws may be changed at any meeting by the unanimous vote of the entire voting membership of the Commission.

These Bylaws have been officially adopted by the Commission on December 13, 1973; and revised on November 11, 1975; February 22, 1977; February 28, 1978; May 27, 1980; November 24, 1981; December 18, 1984; November 24, 1987; June 28, 1988; December 6, 1988; February 2, 1988; January 27, 1990; January 25, 1994; December 13, 1994, April 22, 1997, Readopted November 25, 1997; Revised January 6, 1998; Revised July 21, 1998; Readopted March 5, 2001; Readopted November 18, 2003; Revised December 6, 2005; Revised May 10, 2011; Revised November 14, 2017; Revised November 27, 2018.

Memorandum

To: Planning & Zoning Commission
Date: November 4, 2020
Re: Draft Schedule of Planning & Zoning Commission meetings for 2021

The Regular PZC meeting dates for 2021 to be held at 7:00 p.m. by Webex online video conference calls or in the Council Chambers and/or Madden Room are as follows:

January 12 and January 26, 2021

February 9 and February 23, 2021

March 9 and March 23, 2021

April 13 and April 27, 2021

May 11 and May 25, 2021

June 8 and June 22, 2021

July 13 and July 27, 2021

August 17, 2021

September 14 and September 28, 2021

October 12 and October 26, 2021

November 9 and November 23, 2021

December 14, 2021

January 11 and January 25, 2022

DRAFT

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Costco Wholesale Special Exception/Site Plan APPL. 20-44P

ENGINEER/ARCHITECT: BL Companies PROJ. # 13C4718

Submit mylars of sheets: AP, OP1, SP-1, SP-2

Special Exception form to go on file

1. Special Exception to Section 4.4.5.E for extended trucking hours from 5:00 AM – 7:00 AM in accordance with approved truck routing plan.
2. Automotive fueling stations are permitted as an accessory retail use. The approved 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. Prior to commencement of any site work, a meeting must be held with Town Staff.
4. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
5. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$30,000 to ensure compliance with the erosion and sediment control measures and \$20,000 to ensure establishment of storm water system and \$30,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
6. A landscape bond in the amount of \$25,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
7. All bonds must be in one of the forms described in the enclosed Bond Policy.
8. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
9. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
10. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
11. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
12. The building street number must be included on the final plan.
13. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
14. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
15. *Engineering comments dated 11-10-20 must be incorporated into the final plans.*
16. *In accordance with Section 6.3.3.F, a waiver has been granted to allow light poles within the perimeter of the site to be 35 feet in height.*
17. *In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 648 spaces.*

18. *In accordance with Section 4.2.11.C.d Off Street Parking the Commission to grants a waiver for parking lot design as presented.*
19. *The remainder of the Tamarack Road network (south of the Independent Living) shall be completed and the walking trail system shown on the general plan shall be completed prior to Issuance of a Certificate of Occupancy per the Evergreen Walk General Plan approval dated June 23, 2020.*
20. *Temporary signage for truck routing during construction shall be installed.*
- 21.
- 22.
- 23.

Memo

To: Planning and Zoning Commission
From: Michele R. Lipe, Director of Planning
Date: 11/4/2020
Re: Draft Zoning Regulation Updates

- 1) Animal Agriculture – chickens and bees** –Section 7.12 Horses/Ponies and Home Animal Agriculture currently regulates animals on residential properties. We updated the draft based on feedback from residents that had seen the draft as well as further research of the topic. I have included two documents that we used in preparing our draft. See attached documents from UCONN Extension and CT Beekeeper
- 2) Outdoor Dining** – The current zoning regulations, Section 7.15. allows for a staff level approval for outdoor dining up to 6 tables/24 seats; beyond that an application to the PZC is required.
- 3) Charging Station Requirements in multi-family developments/commercial parking area** – Steve Wagner is working on draft regulations with Energy Subcommittee
- 4) Affordable Housing Plan** – The Planning Department will be working with a. Stephanie Dexter and Elizabeth Maguire in the development of the RFP – currently reviewing samples of other town housing plans.
- 5) Sidewalk/Multi-Use path** – Staff has met with members of the SWWW to review the current sidewalk plan and will be updating the plan with priorities. I recently saw where Ellington adopted a fee in Lieu of Sidewalk zoning regulation. I have included it for you review and possible consideration.

If you have any questions, please feel free to contact me.

Section 7.12 Horses/Ponies and Home Animal Agriculture

7.12.1 Home Animal Agriculture

- A. Home animal agriculture includes animals bred, raised or kept for non-commercial purposes including but not limited to horses and ponies, cattle, swine, sheep, goats, rabbits, poultry and fowl, and bees, but excluding common household pets such as (but not limited to) cats and dogs.
- B. Home animal agriculture may be conducted in all A, AA and RR residential districts.
- C. A zoning compliance permit must be obtained from the Zoning Enforcement Officer.
- D. Criteria for Evaluating Home Animal Agriculture Applications**
 - 1. The number of animals shall not exceed those established in Table 7.12.1A or 7.12.2A.
 - 2. The land on which the animals are to be kept is capable of safely supporting the number and type of animals proposed.
 - 3. The animals will be kept in a manner so as to not create a hazard to themselves or the environmental quality of the neighborhood.
 - 4. The animals are to be kept for non-commercial purposes.
 - 5. The animals are kept in a manner that conforms to all applicable regulations of the Public Health Code, the Department of Environmental Protection, the Connecticut Department of Agriculture, and the General Statutes of Connecticut.

E. Required Standards for Home Animal Agriculture

Prior to approving any application for a zoning permit for Home Animal Agriculture, the Zoning Enforcement Officer shall consider each application with regard to the criteria set forth in Table 7.12.1A or Table 7.12.2A and shall also determine whether such proposed activity shall conform to the following standards:

- 1. Number of Animals Per Acre
 - a. The minimum lot size on which animals may be kept shall be 1 acre which may include a dwelling; with the exception of chickens/hens and bees. Property owners may have 12 chickens/hens on ½ acre. Bees may be kept on lots of all sizes.
 - b. No more than 1 animal unit shall be kept on each acre owned up to a total of 3 animal units on 3 acres. More than 3 animal units shall be considered Commercial Animal Agriculture and subject to the regulations governing such use.
 - c. The number and type of animals constituting an animal unit as well as the number of animals permitted by lot size is as follows:

Table 7.12.1A – Animal Units

Type of Animal	Number of Animals Per Animal Unit	No. of Animals Permitted on		
		1 acre	2 acres	3 acres
Horse, pony, mule, donkey, dairy or beef cow	1	1	2	3
Sheep or goats	5	5	10	15
Pigs (excluding 1 litter under 3 months)	2 mature pigs plus 1 litter (3 months or less)	2 plus 1 litter	4 plus 1 litter	6 plus 1 litter
Rabbits	25	25	50	75
Chickens	32	32	64	96
Ducks	16	16	32	48
Geese, turkeys	8	8	16	24
Bee Hives	See Table 7.12.2A			

- d. No roosters are permitted in A-20, A-30, or AA-30 zones. **Roosters are only allowed in the RR zone, on lots 1 acre or larger.**
- e. Combinations of different animals and fowl are permitted provided the total number of permitted animal units are not exceeded for the available acreage. For example, 2 sheep and 16 chickens would be permitted on 1 acre; however, 1 cow and 16 chickens would not be allowed.
- f. **All animals must be contained on the owner's property.**

2. Beehive Density

Table 7.12.2A – Hive Units

Acreage	Number of Hives Permitted	Number of Nucs Permitted
< 1/4 - 1/4	2	2
1/4 - 1	6	4
➤ 1	No limit, follow placement guidelines	No limit, follow placement guidelines

Limitations will not be imposed under the following two conditions:

- a. If hives are situated more than 200 feet from a property line; or
- b. If the adjoining property is undeveloped land.

3. Space Standards

- a. Each animal will have free access to shelter in a building, which will provide shade and protection from wind, rain and snow. A minimum of 100 square feet of interior floor space shall be provided for each animal unit **or part thereof.** **All such buildings shall be**

constructed and all food products kept as to prevent offensive odors and the presence of pest and predators.

- b. Fences **must** be of sufficient height, strength, pole diameter, gauge of wire, and density to **assure** that such animals shall not escape. Barbed wire fences will not be used. Electric fencing is permitted provided it is installed and maintained in accordance with manufacturer and/or industry standards. Signs and/or other markers identifying the electric fence must be installed.
- c. Large and medium-sized animals including horses, cattle, sheep, goats, and swine shall have access to exercise and living space compatible with their age and size. A minimum of 1,000 square feet of fenced exterior exercise area shall be provided for each animal unit of large and medium sized animals kept.
- d. **All structures housing animals must meet the established setback for the applicable zone or be a minimum of 15 feet from the property line, whichever is greater.**
- e. **Bee hives should be placed in a quiet part of the yard. The hive entrance should be placed facing the hive owner's property. The hive must be at least 15 feet from a property line, and there should be either a fixed wall or a dense vegetative barrier of at least six (6) feet in height between the hives and the property line. A water source shall be made available.**

4. Site Suitability

Ideal sites for animal shelters and animal keeping areas are those reasonably high and well-drained yet level enough to accommodate barn and fence construction and level paddocks or exercise areas.

- a. **Slope:** Sites with slopes greater than 15% should be avoided or improved to avoid heavy surface water runoff, soil erosion, sedimentation or hazardous conditions for keeping animals.
- b. **Drainage:** Proper drainage shall be provided to avoid the collection of water. Water shall be diverted from animal keeping areas; however, such water shall not pollute surface or sub-surface water supplies.
- c. **Wetlands:** Wetlands may be used for pasture during the grazing season but shall be avoided when constructing shelters and exercise areas.
- d. **Septic System:** Animal keeping areas shall not be permitted directly over land containing an on-site sewage disposal system.
- e. **Natural or Man-Made Hazards:** Sites containing excessive bedrock outcroppings, large boulders or numerous stones or other natural or man-made obstructions that might be hazardous to the animals shall be avoided.

5. Environmental Impact

- a. Animals shall be kept in a manner as to minimize noise, odor and dust generation and to avoid air and water pollution.
- b. Shelters and keeping areas shall not be a breeding place for rodents or flies.

F. Advisory Opinions

1. The Zoning Enforcement Officer may refer the application to the University of Connecticut Co-

operative Extension Service or any other applicable organization for review and advisory opinion.

G. Application for Home Animal Agriculture Permit

1. Where 1 animal unit consists of multiple animals, the keeping of animals comprising 10% or less of the total animals in an animal unit is permitted as of right, **except for chickens/ hens which require a permit regardless of number**. Where the keeping of animals will exceed the 10% allowance in paragraph 1 above, **or to keep chickens/hens (and/or hens) on your property**, the owner of the land on which the animals are to be kept shall submit to the Zoning Enforcement Officer the following:
 - a. A sketch map (using the best available boundary/site data) showing:
 - i. The boundaries of the property on which the animals are to be kept and the names of the abutting owners;
 - ii. Location of existing structures including dwellings on abutting properties, on-site wells and sewage disposal systems;
 - iii. Location of proposed animal shelter and keeping areas, including fences;
 - iv. Number and type of animals to be kept;
 - v. Location of watercourses, waterbodies and wetlands; and
 - vi. Areas of slope in excess of 15%; Town of South Windsor topography maps may be used to determine slope.
 - b. A narrative describing:
 - i. The total acreage of the site on which animals are to be kept;
 - ii. The general nature and scope of the proposed use; and
 - iii. The provisions for storage of feed, grain, hay and animal excrements.
2. **Beekeepers must submit documentation of annual registration to the State of Connecticut Entomologist in accordance with CGS 22-89.**

Add to Section 10 – Definitions

Hive – One colony of bees, with one queen, It can range is size form one box to many boxes in height

Apiary – A place where bee hives are kept

Beekeeping – The Management and stewardship pf honey bees.

Nuc – A 4-5 starter colony that is used to establish new colonies or replace colonies that have died over the winter.



July 11, 2020

TO: PLANNING AND ZONING COMMISSION
SOUTH WINDSOR, CT

FROM: Michael J. Darre, Ph.D, P.A.S.
Emeritus Professor and Extension Poultry Specialist
Department of Animal Science
University of Connecticut
Storrs, CT 06269-4040
michael.darre@uconn.edu

RE: Keeping of Hens of Hens in Residential Areas.

Just a little background about me. I have a B.S. in Animal Science, M.S. in Animal Physiology and a Ph.D. in Environmental Animal Physiology. I am a Charter Diplomate of the American College of Animal Physiology and a Certified Professional Animal Scientist. I was the extension poultry specialist at the University of Connecticut from 1981 until I retired in 2018. I am currently Emeritus Professor of Animal and Poultry Science. I taught introductory animal science, poultry science, and behavior and training of domestic animals. As extension poultry specialist I provided information and education to both commercial and non-commercial poultry producers in CT and New England and worldwide. I have testified before several town councils, zoning boards and agriculture commissions. I provide the following information for your consideration in deciding whether or not to allow the keeping of poultry on smaller sized residential lots within the Town of South Windsor.

Zoning for livestock in urban or residential areas has generally been based on Animal Units (AU) per acre with 1 animal unit being the equivalent to 1 beef animal, or 1 horse, and sheep being 1/5 animal unit and chickens being 1/32 animal units. Based on these parameters, a 1/4 acre lot would be sufficient for 8 hens, 1/2 acre lot for 16 hens, etc. Although, most urban regulations propose the keeping of no more than six (6) hens for personal use, this restriction should be based on lot size, and proposed housing, and management.

The keeping of hens in urban areas has been increasing in popularity over the past 20 plus years as the movement has spread across the nation. Many major cities, such as Boston, MA have adopted zoning changes to allow for the keeping of hens. (Article 89 Section 89-9) In Santa Cruz, CA they state that "on parcels of 6,000 to 15,000 sq ft fences and animal sheds must be set back from all property lines a distance of 10% of the lot width or 5 feet, whichever is larger and 25 feet from all houses. On parcels larger than 15,000 sq ft (1/3/acre) fences and animal sheds must be set back at least 20 feet from all property lines and 40 feet from all houses.

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FAX 860.486.4375
www.animalscience.uconn.edu

Many towns and cities have developed similar setbacks, from between 10 and 25 feet. For example Hamden, CT regulations state: “ Hens shall be confined to a fenced enclosure located in a rear or side yard only. The enclosure shall be at least ten feet from any property lines or 20 feet from residential structures or adjacent properties. New Haven, CT zoning regulations state: (b) No more than six (6) hens may be kept on any property located in the following residence zoning districts as a non-commercial accessory use:

RM-2 RS-1 RS-2 RM-1

(c) The use shall be confined to a fenced enclosure of no more than 200 square feet in area, located in a rear yard. The fenced enclosure shall be at least 25 feet from any street line, at least 15 feet from any residential dwelling and at least five feet from any property line. In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply.

(d) Any portion of the enclosure located closer than ten feet to a property boundary or directly visible from a street line at any distance shall be screened by either a fence or a landscaped buffer of at least four feet in height.

(e) A building shall be required for the **hens**. Any building used for this purpose shall be located at least ten feet from any lot line. All such buildings shall be constructed and all food products kept so as to prevent offensive odors and the presence of pests and predators.

As you can see, most of the proposed or existing zoning regulations allow no more than six hens and stipulate they be kept in a back or side yard in keeping with the local property use so as not to be offensive to neighbors and with proper setbacks.

They do not allow them to be kept on apartment balconies, or similar structures, only in separate structures on the ground within property lines as stated by setbacks.

Many towns allow the hens to be outside of the fenced in enclosure if supervised by the owner, but not to be generally running free on the property.

To the best of my knowledge, there have not been any negative issues related to the keeping of laying hens in residential areas.

Properly managed, hens pose no more danger relative to disease than the existing wild bird population, squirrels, dog, cats and other similar wild or domestic animals. Properly managed coops do not pose an odor problem anymore than properly managed garbage cans. Hens may result in reduced insect populations, including deer ticks, when allowed to roam the yard from time to time.

South Windsor – Page 3

Poultry keepers in New Haven produced a relatively good set of best management practices manual for chicken keepers that can be used as a general guideline for those wishing to keep hens in South Windsor. This can be provided upon request.

I hope this information will be helpful in your decision making process. Please feel free to contact me if you have further questions.

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Connecticut Beekeepers Association

Best Beekeeping Practices for Connecticut

This document is not intended as legal advice based on Federal, State or Local laws. It is only to provide guidance to beekeepers on proper practices in maintaining their beehives. It may provide information to officials who are willing to work with local beekeepers so that the needs of all residents can be met. We hope that this will provide a basis for local municipalities to create reasonable codes that serve everyone's needs. Also, this should provide reassurance to the public that their neighbor's activities do not pose a hazard or threat.

Successful Beekeeping consists of several fundamental elements for the health and wellbeing of your colonies, as well as co-existing with your neighbors. The primary directive to new beekeepers is to take whatever steps are necessary to prevent your bees from becoming a nuisance to others.

Definitions

Hive – One colony of bees, with one queen. It can range in size from one box to many boxes in height.

Super – A hive box

Apiary – A place where beehives are kept.

Beekeeping – The management and stewardship of honeybees

Swarm – A natural process by honeybees of dividing their colony and promoting their genetics to a new location.

Nuc – A 4-5 frame starter colony that is used to establish new colonies or replace colonies that have died over the winter. It consists of an accepted, laying queen on drawn foundation.

State Regulations

The State of Connecticut requires that all beekeepers register their hives (sec.22-89). This is free and it provides you access to free inspections from the state inspector. The primary reason for registration is so that if there is a problem in your neighborhood, the bee inspector can inform you so that you can take steps to protect your bees. Registration is due annually on October 1st. Information on registration, as well as a list of registered beekeepers is available here:

<http://www.ct.gov/caes/cwp/view.asp?a=2818&q=376964>

This will also give you access to swarm collection lists and access to local clubs.



Connecticut Beekeepers Association

Education

Successful beekeeping requires continuous education. Beginning beekeepers need to be educated in how to manage their colonies. This is important to avoid creating a nuisance through ignorance of honeybee behavior and to help ensure the survival of the colony

It is recommended that beginning beekeepers attend a bee school prior to obtaining their first hive of bees. Bee School is offered by the Connecticut Beekeepers Association in January and February. Additional practical workshops, as well as seminars on beekeeping are offered throughout the year. Other beekeeping organizations within the state of Connecticut also offer bee schools and workshops. Consult their websites for more information.

Public education – Let your neighbors know that you plan to set up a honeybee colony(s) in your yard. Talk to them about their concerns. Being knowledgeable of and following the best beekeeping practices below will help you minimize any impact on your neighbors.

Hive Placement

Hives should be placed away from roads, walkways or rights of way. They should be placed in a quiet part of a yard. Basically, they should not be placed near any location with there is human or pet traffic. Hives should be placed facing into the hive owner's property. If placed near a property line, there should be either a fixed wall or a dense vegetative barrier, of at least 6 feet in height, between the hives and the property line.

Hive Density

It is recommended that a new beekeeper start with two hives. Two hives are easily manageable at any level of management experience. It also provides the new beekeeper with a basis of comparison between the two hives.

Urban neighborhoods – There are many examples bees being managed in urban settings, such as the city of New York. The more developed an area is, the more a beekeeper must be attentive to his bees.

1. Lots of $\frac{1}{4}$ acre or less should limit the number of colonies to no more than two colonies and up to two nucs.
2. Lots of $\frac{1}{4}$ acre to 1 acre should limit the number of colonies to 6 colonies and up to four nucs.
3. Lots greater than 1 acre will not be limited as long as the guidelines on hive placement are followed.

Limitations will not be imposed under the following two conditions:

1. If the hives are situated more than 200 feet from a property line.



Connecticut Beekeepers Association

2. If the adjoining property is undeveloped land.

Swarm Mitigation

Swarming is a natural process where a colony divides itself. Under normal circumstances, honey bees are not defensive when they are swarming. They do not have a colony to defend. Neighbors witnessing a swarm will likely be nervous. A beekeeper can reduce the likelihood of swarming through careful management of their hive. Adding additional supers or boxes during the hive's build up period in the spring reduces crowding in the hive and lessens the urge to swarm. Splitting the hive and creating a nuc is a simulated method of swarming, which alleviates crowing pressure in the brood nest.

If these methods are unsuccessful, it is the beekeeper's responsibility to deal with the swarm. Swarms that gather high up in a tall tree are dangerous to collect due to the height. They should be allowed to move on to a new location on their own. Swarms that gather at a low height should be collected immediately. Beekeepers should always have spare equipment available to catch a swarm. If a swarm gathers in a neighbor's yard, the beekeeper should first ask permission to enter the neighbor's yard to collect them. Reassure the neighbor that the swarm is not dangerous and have spectators stay back a safe distance while collection is underway.

Captured swarms should be considered nucs for purposes of hive density.

Water Sources

Lack of water during the summer can create a nuisance for neighbors if there is not a local, natural water source. Honeybees have been known to drown in neighborhood swimming pools and clog filters. It is recommended that beekeepers provide a local water source. This can be a birdbath with floating pieces of wood. Water fountains, garden hoses, flower pot bases filled with marbles and water, all provide sources of water for honey bees.

Colony Management

Responsible beekeeping requires the beekeeper to open and inspect the hives. In urban areas, the beekeeper should be mindful of proper times/conditions for opening a hive. Care should be taken to not induce defensive behavior in a colony. Smoke should be used when opening a colony. Protective gear should be worn in case a frame of bees is dropped or some other action incites defensive behavior. Hives should not be opened on excessively hot days, on rainy days or on days when a line of showers are moving through which is causing the barometric pressure to drop. These can incite defensive behavior. Additionally, beehives should not be opened when neighbors are having a party, or mowing their lawns. The beekeeper should be considerate of their neighbor's activities and plan his/her beekeeping around their activity. Being considerate of neighbors and mitigating any annoyance before it happens is the



Connecticut Beekeepers Association

goal of responsible beekeeping. Hive manipulations, such as honey removal should be coordinated with neighbor's activities

By nature, honeybees are not aggressive. They are defensive. When a honey bee stings it dies, so under normal circumstances, they will not sting unless threatened. Colonies that exhibit signs of aggressive behavior when not provoked should be re-queened, which should mitigate the aggressive behavior.

Successful Beekeeping relies on disease/parasite control and good nutrition.

Disease Control

Hives should be monitored for disease, particularly mites. Workshops are available to train beekeepers in the identification, recognition and responsible remediation of diseases and parasites. Knowing how to measure mite levels in a colony is necessary for its survival. There are a number of methods of remediating mites including Integrated Pest Management (IPM) or application of miticides. If miticides are used, follow the labels for application. Each product/method of mite control has different efficacy, partially due to when they are applied. Some treatments must be applied within certain temperature ranges or they risk not killing the parasitic mites, or possibly killing the bees.

Nutrition

Only excess honey can be taken from a hive. Due to the short honey producing season in Connecticut, ensuring that colonies have enough honey to overwinter can be challenging. Honey should be pulled in late summer and the hives should be fed throughout the dearth. With a constant nectar source, the tendencies for robbing can be reduced and the aggressive behavior associated with robbing can be avoided. A colony with adequate fall stores is more likely to over winter. Workshops are also available on fall preparations.

Summary

Learning how to properly and responsibly manage your bees will ensure peace with your neighbors. Town officials have better things to do than to have to investigate troublesome beekeepers. If you do your part, the situation becomes one in which everyone wins. You get to keep your bees, the neighborhood gets the benefits of these important pollinators, and you have some honey to share with your neighbors.

The public at large do not understand that honeybees are not aggressive. You are their voice and advocate. Be outgoing, answer questions. Conduct talks in your towns. Keep learning to be a better beekeeper.



Connecticut Beekeepers Association

Resources:

For more information on Bee Schools, Workshops or resources, contact the Connecticut Beekeepers Association at www.ctbees.org.

Other Beekeeping groups in Connecticut:

Eastern Connecticut Beekeepers Association, <http://webpages.charter.net/nectar/ECBA/join.html>

Backyard Beekeepers Association, <http://backyardbeekeepers.com/wp/>

Inspections are available from the state bee inspector at no charge. He will help you register your bees. He can be contacted at: mark.creighton@ct.gov

References:



STATE OF CONNECTICUT
 STATE ENTOMOLOGIST
 The Connecticut Agricultural Experiment Station
 P.O. Box 1106, New Haven, CT 06504

HONEY BEE REGISTRATION

Owners of honey bee hives are required to register the exact location of all honey bee hives with the State Entomologist by October 1 each year. There is no fee.

Name

Street

Town, Zip Code

EMAIL

New Registration

Renewal

INSTRUCTIONS Fill in the blanks as indicated. Mail this form to the State Entomologist at the above address. If the location of hives is changed, the State Entomologist must be notified.

Use a separate form for each location where bees are kept.

1. Telephone number day evening
2. Town in which bees are located
3. Number of hives at this location
4. If the bees are **not** at the Beekeeper's mailing address, answer (a – c) below, giving their location
 - a. Name of Property Owner
 - b. Address
 - c. Town Zip Code
5. Please sketch a map below showing where the honey bee hives are located and mark hive locations with an X. Please show buildings, street names, and other important landmarks.

Section 7.15 Outdoor Dining Permits – DRAFT 9-24-20

A. Applicants may apply to the Commission for an outdoor dining permit for a restaurant as follows:

1. Permit for ~~6 tables/24 seats~~ **24 tables/96 seats** or less: The applicant shall provide an adequate plan indicating locations of tables, chairs, etc., associated with the outdoor dining in relation to the location of buildings, sidewalks, parking spaces, and driveways. Said permit application shall be submitted to the Town Planner, and may be reviewed and approved by the Town Planner provided said application is consistent with the requirements of the criteria enumerated in Section 7.15.B.1. through 12. and is consistent with the intent of these regulations.
2. Permit for more than ~~6 tables/24 seats~~ **25 tables/100 seats** The applicant must provide the following information on a site plan of development prepared in accordance with Article 8 of the zoning regulations:
 - a. Location of building(s);
 - b. Number of parking spaces required for entire restaurant, plus location of required parking;
 - c. Location of proposed outdoor dining, including surface upon which tables will be placed (for example, existing sidewalk, new flagstone patio, etc.);
 - d. Number of tables/seats identified; and
 - e. Written description of outdoor dining area amenities; for example, “15 wrought iron tables, 30 wrought iron chairs, an umbrella over each table, new awnings”, etc.

B. The Commission may grant an approval for seasonal outdoor dining areas for restaurants, subject to the following conditions:

1. Outdoor dining area cannot be located on public property (Town sidewalk, right-of-way, etc.). Outdoor dining may be allowed on porches or decks, provided all of the other conditions are met.
2. Outdoor dining does not result in interference with, or hazards to, or visibility problems for, pedestrians on sidewalks or vehicular traffic.
3. Any non-vegetative shading devices shall be of a non-permanent type (umbrellas, retractable awnings, etc.) and shall be safely anchored.
4. Areas on which required parking exists cannot be used for outdoor dining.
5. If required, additional parking must be provided to accommodate additional patrons.
6. Adequate trash receptacles must be provided, and the restaurant is responsible for cleanup of all trash generated from the outdoor dining (including the restaurant site and surrounding areas).
7. Tables must be located in such a manner as to maintain access to the building for emergency services.
8. Low level exterior audio systems for mood music are permitted in outdoor dining areas only if volumes are kept low and are not offensive to persons on abutting properties. In areas with abutting residential uses, the applicant shall periodically monitor noise volumes along all common property lines with said residential uses, and report said volumes to the Town Planner at least once every summer, or as the Town Planner otherwise directs. Volumes shall not exceed those allowed in the Town of South Windsor’s noise ordinance.

ARTICLE 7 –SPECIAL REGULATIONS

9. In addition to required parking for indoor seating, outdoor dining requires 1 parking space for every 4 seats.
10. All tables, chairs, trash receptacles, etc., shall be removed at the end of each outdoor dining season.
11. Outdoor dining area cannot exceed 16 tables/48 seats unless there are waitpersons to serve patrons. Where all food service is conducted by waitpersons, outdoor dining area cannot exceed 50% of the floor area of the indoor dining area; and cannot exceed 50% of the number of tables/seats within the indoor dining area.
12. Any signage placed on outdoor umbrellas, awnings or chairs shall be limited to the name of the establishment.

Memo

To: Planning and Zoning Commission
From: Michele R. Lipe, Director of Planning
Date: 11/4/2020
Re: Housing information

Attached are several documents to provide data regarding housing permits and CO's over the past ten years as well as other general demographic information. I have included:

- TOSW Housing information – This documents includes building permit requests and Certificate Occupancy request over the past 10 years broken down by housing type. I also included the 10 year trend (showing percent change from the previous decade).
- Housing Project/Text Amendments – This document provides a snapshot of all the applications and status of completion for all the project since January 2011. I have also included any text amendments that were related to housing.
- 2020 Housing Data Profile – This document was recently published by the Partnership for Strong Communities. The data comes from the 2014-2018 American Community Survey (unless otherwise noted).
- CERC Town Profile 2019 – This document is produced annually by CT Data Collaborative and provide a variety of general information regarding our town.

If you have any questions on any of this information, please feel free to contact me.

Town of South Windsor Housing Information

January 2011- November 2020

Residential Building Permits by Type

	Single Family	Multi-Family Town-houses	Two Family	Apartments
2011	13	1		
2012	16	0		
2013	22	0		
2014	19	12		
2015	20	12	2 (4 units)	24
2016	21	36	4 (8 units)	144
2017	19	6		114
2018	38	62		
2019	32	0		
2020 (11/20)	12	0		
TOTALS	212	128	6 (12 units)	280

Total building permits for housing units: January 2011 to November 2020 – 632 units

Other Residential Construction Projects Building Permits

- South Windsor Residence Assisted Living Facility 2015 90 units
- Evergreen Crossing Independent Living 2018 130 units
- Harbor Chase Assisted Living 2019 113 units

Residential Building Certificate of Occupancy by Type

	Single Family	Multi-Family Town-houses	Two Family	Apartments
2011	13	0	0	0
2012	19	0	0	0
2013	17	1	0	0
2014	13	0	0	0
2015	25	0	1	0
2016	10	24	0	0
2017	28	18	1	168
2018	20	28	2	42
2019	43	22	0	70
2020 (11/20)	16	16	2	0
TOTALS		108	6 (12 units)	280

Total Certificate of Occupancy for housing units: January 2011 to November 2020 – 400 units

Other Residential Projects

- South Windsor Residence Assisted Living Facility 2017 90 units
- Evergreen Crossing Independent Living 2020 130 units
- Harbor Chase Assisted Living 2021 113 units

Census Data on Housing changes over time

	# of Housing Units	Percent Change
1970	3,996	
1980	5,590	40%
1990	8,044	44%
2000	9,071	13%
2010	10,243	13%
2020 (building permit number 632 as of Nov 2020)	10, 875	6%

SOURCE: POCD, Planning Department 11-4-20

DRAFT HOUSING PROJECTS/TEXT AMENDMENTS

2011 to November 2020

2011

Appl 11-02P, Kryla Zoning Amendment – request for a zoning amendment to Section 10.3 Definitions add a definition of “story” and modify the definition of basement

2012

Appl 12-01P, Kochanski Subdivision and Interior Lot – request for a subdivision, special exception to Section 3.2.2 of the zoning regulations and site plan approval for a 2 lot subdivision (including one interior lot) of 5.8+/-acres for property located on the westerly side of Lawrence Road, southerly of the Ellington town line (225 Lawrence Road), RR zone **HOUSE COMPLETED**

Appl 12-18P, Scott Kelley – request for a 2 lot minor subdivision of 1.5 acres to be known as “Colby’s Corner”, on property located on the northwest corner of Slater Street and Deming Street, AA-30 zone **NOT BUILT**

2013

Appl 07-63P, Sunrise Assisted Living Facility – request for a special exception to article 7.3 and site plan of development for an **80 unit** (66,156 sf) assisted living facility on property located on the northeasterly corner of Deming Street and Buckland Road, GD zone **PROJECT COMPLETED AS SW RESIDNECE ASSISTRED LIVING in 2013**

Appl. 13-08P, Hedley Accessory Building In-Law Apartment – request for a 5-year approval for an in-law apartment to be located in a detached accessory structure, on property located at 1139 Main Street, A-40 zone

Appl. 13-31Z, Jorczak In-Law Apartment – zoning approval for 56 Brewster Road

Appl. 13-50P, T & M Building Co., Inc. - request for a Site Plan of Development modification for minor site changes and architectural changes for the approved **155 unit multi-family** development, to be known as “South Windsor Woods” (formerly Nutmeg Village), on 49.5 acres, for properties identified as L023 Pleasant Valley Road, and portions of 388 Pleasant Valley Road and a portion of R003 Nutmeg Road, located on the northerly side of Pleasant Valley Road, southerly of South Satellite Road and easterly of Nutmeg Road South, MF-AA zone **Approx. 25 UNITS REMAIN TO BE BUILT**

2014

Appl. 14-32P, Clark Estates – request by Mannarino Builders, Inc. for a Special Exception to 3.3 and Site Plan of Development for an **18 unit** development to be known as ‘Clark Estates’, on property located on the easterly side of Clark Street, approx. 380 feet south of Pleasant Valley Road, Designed Residence zone **HOUSES COMPLETED**

2015

Appl. 15-01P, Temkin Multi-family Zoning Text Amendment – request for a zoning amendment to Table 3.1.2.A Residential Area, Density and Dimensional Requirements to modify maximum stories allowed in a MFA/AA zone from 2 to 2 ½ stories

Appl. 15-06P, Residences at Evergreen Walk Unit 7B, request by South Windsor Developers, LLC for a site plan modification including changes to the building layouts and architectural changes of the **200 apartments** approved with Town Square at Evergreen Walk (Appl. 11-24P),

on a portion of 151 Buckland Road [within "Evergreen Walk"], and being approximately 1,200 feet west of Buckland Road and 400 feet north of Smith Street, Buckland Road Gateway Development Zone **202 APARTMENTS COMPLETED**

Appl. 15-15PI, Veilleux In-Law Apartment, 60 Griffin Road

Appl. 15-16PI, Kocherla In-Law Apartment, 45 Sele Drive

Appl. 15-17PI, Cooney In-Law Apartment, 118 Windshire Drive

Appl. 15-18PI, Cooley In-Law Apartment, 66 Sharon Drive

Appl. 15-19P, Cerone In-Law Apartment – request for a Special Exception to Section 7.17 for a size waiver to construct a **1,077 sq ft apartment** (900 sq ft allowed), on property located at 26 Brewster Road, A-30 zone **UNIT COMPLETED**

Appl. 15-21PI, Barone In-Law Apartment, 259 Foster Street

Appl. 15-59P, Evergreen Walk LLC - request for a modification to the approved General Plan of Development layout to include a Continuing Care institutional use within 'Evergreen Walk' (reducing approved retail and recreation space) on property known as 151 Buckland Road, on the westerly side of Buckland Road, on the southerly side of Deming Street and northerly of Smith Street, Buckland Road Gateway Development Zone **DEVELOPMENT NEVER PROPOSED**

Appl. 15-61P, Tall Oaks Acres Subdivision – request for a **2 lot** subdivision on property located on the easterly side of Ellington Road (#2995 and #2999), southerly of the Ellington town line, RR zone **HOUSES NOT BUILT**

2016

Appl. 16-02P, Carabillo Resubdivision – request for a resubdivision to create **one new building lot**, on property located on the southerly side of Windsorville and Griffin Roads (known as 55 Windsorville Road), RR zone **HOUSE NOT BUILT**

Appl. 16-05P, Collins Corner Resubdivision – request for a resubdivision to create **two new building lots**, on property located on the southerly side of Strong Road and easterly side of Foster Road, RR zone **HOUSES COMPLETED**

Appl. 16-14P, TOSW Housing Authority Zoning Amendment – request for a zoning text amendment to Section 7.7 Housing for the Elderly; specifically to modify section 7.7.6.B to allow a maximum of 500 units in all developments

Appl. 16-28P, Mannarino Builders Inc. – request for a Special Exception to 3.3 and Site Plan of Development for a **22 unit** development to be known as 'Clark Estates II', on property located on the easterly side of Clark Street, approx. 352+/- feet north of Burnham Street, Designed Residence Zone **HOUSES COMPLETED**

Appl. 16-40P, Mingguang Ou – request for a Special Exception to Section 7.1 to **create an accessory apartment** at 186 Dogwood Lane, A-20 zone **UNIT COMPLETED**

Appl. 16-48PI, Richard In Law Apartment, 223 Brookfield Street

Appl. 16-49P, Aman Subdivision - request for a three lot subdivision of 13.3 acres to create **two new lots**, located at 99 Main Street (westerly side of Main Street, 575+/- feet northerly of the East Hartford town line, A-40 and FP zone **NOT BUILT**

APPROVED -PZC sponsored amendment to eliminate in its entirety Section 3.3 Design Residence Zone and add it as an Appendix to the regulations. Any associated references throughout the regulations to the DRZ would be eliminated as well.

APPROVED -PZC sponsored amendment to eliminate in its entirety Section 7.17 Senior Residence Development and add it as an Appendix to the regulations. Any associated references throughout the regulations to the SRD would be eliminated as well.

Appl. 16-57P, Metro Realty Group – (1) request for a text amendment to add new Article 4, Section 4.22 Multifamily Assisted Housing in AA-30 Residential Zone (MAHZ) which includes Purpose; Procedures; Permitted Uses; Bulk requirements; Site and Design requirements and Affordability Plan requirements in accordance with CGS Section 8-30g; and (2) special exception to Section 4.22 site plan of development for a **78 unit apartment** development to be known as “The Village at Berry Patch” on property located at 151 and 195 Oakland Road, AA-30 Residential zone **78 APARTMENTS COMPLETED**

Appl. 16-59P, Sunset Hill Estates – request from Jacques Construction LLC for a resubdivision of 10.8 acres to create **7 new building lots** and parcel A, which includes the extension of Gilbert Lane and Loomis Road, on property located on the southerly side of Deming Street, westerly of Loomis Road (known as 377 Deming Street), AA-30 zone **HOUSES COMPLETED**

2017

Appl. 17-04P, Toll Land XVIII Limited Partnership, an affiliate of Toll Brothers, Inc. – request for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision (including 12 conventional lots in A-20 zone) of 46.46 acres, to create a total of **45 building lots** to be known as “The Estates at South Windsor”, on properties located at R022 and R024 Graham Road (with storm water discharge on Town land at L024 Graham Road and L005 Norma Road), RR and A-20 zones **HOUSES COMPLETED**

Appl. 17-10P, KF Realty LLC – Request for a zone change of 3.1 acres from RR to A-30 Residential Zoning; and request for a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval to **create one new interior lot** on property located on the northerly side of Smith Street, westerly of Wheeler Road **HOUSE UNDER CONSTRUCTION**

Appl. 17-12P, Evergreen Walk LLC - request for a Zoning Regulation Text Amendment to Article 7, Section 7.3 “Assisted Living Facilities”, to modify Section 7.3 to add Independent Living Facilities as a permitted use; modify Article 6 Site Development Regulations, Table 6.2.4.A Buffers and Table 6.5.3A Minimum Parking Spaces, to include Independent Living Facilities requirements; and add to Article 10 Definitions, a definition for “Independent Living”

Appl. 17-20P, Castanho & Cloutier Development LLC – request for re-approval of a Site Plan for an existing **interior lot**, on property to be known as 742 North King Street (northerly side of North King, easterly of Main Street), A-40 zone **NOT BUILT**

Appl. 17-22P, Temkin Text Amendment – request for a Zoning Regulation Text Amendment to Section 3.4 Multifamily Residential Zone (MF-A or MF-AA) to modify Section 3.4.6 Unit Mix to allow four bedroom units in the single family and duplex units and to modify Table 3.4.5A

Appl. 17-26P, Mancini Barn In-Law Apartment – request for a **Detached In-Law Apartment** in accordance with Section 7.1.4, on property located at 1299 Main Street, A-40 zone **UNIT COMPLETED**

Appl. 17-28P, RSK-Kellco, Inc. – request for a Special Exception in Accordance with Appendix F and Site Plan of Development for a **14 unit** development to be known as ‘Schoolhouse Drive’, on property located on the easterly side of Ellington Road, southerly of Northview Drive (755 Ellington Road and 760 Pleasant Valley Road), Designed Residence Zone **HOUSES COMPLETED**

Appl. 17-32P, Brin Accessory Apartment – request for a Special Exception to Section 7.2.1 **to create an 830 square foot accessory apartment**, on property located at 244 Smith Street, RR zone

Appl. 17-38P, Evergreen Crossing Retirement Community (Cameron General Contractors - applicant) – request for a Special Exception to Section 7.3 Assisted Living/Independent Living Facilities and site plan approval for a 183,682 sf Senior Independent Living Facility with **130 units**, on property located at 151 Buckland Road, Units 3, 4 and 8 totaling 18+ acres, Buckland Road Gateway Development zone **OCCUPANCY STARTED OCTOBER 2020**

Appl. 17-46P, Lady Marion Woods Subdivision – request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for **one interior lot and two frontage lots**, on property located at 902 Foster Street Extension, RR zone **HOUSES COMPLETED**

Appl. 17-48PI, Passay In Law Apartment, 340 Brookfield Street

Appl. 17-50P, Russo In Law Apartment – request for a Special Exception to Section 7.1.3.A for a waiver to allow a 1,000 sf in-law apartment (900 sf permitted), on property located at 7 Deerfield Lane, AA-30 zone

2018

Appl. 18-29P, HarborChase of Evergreen Walk - request for a Special Exception to Section 7.3 Assisted Living/Independent Living Facilities and site plan approval for a 111,976 sf Assisted Living Facility with **111 units**, on property located at 151 Buckland Road, Unit 16 totaling 4.8+ acres, Buckland Road Gateway Development zone **PROJECT NEAR COMPLETION:OCCUPANCY EXPECTED EARLY 2021**

Appl. 18-46P, Ramsdell Accessory Apartment – request for a Special Exception to Section 7.2.1 to create an 896 sq ft accessory apartment, on property located at 495 Niederwerfer Road, RR zone **UNIT COMPLETED**

Appl. 18-53PI, Bizier In Law Apartment, 105 Beldon Road

Appl. 18-54P, Horseshoe Lane Associates, LLC – request for a 3 lot resubdivision of 2+ acres to be known as Nevers Ridge to create two new building lots on property located at 655 Nevers Road, A-20 zone **HOUSES COMPLETED**

Appl. 18-58PI, Jarvis In-Law Apartment – on property located at 160 Chapel Road

Appl. 18-59P, Craig Kochanski - request for a zone change of 2.6 acres of land from General Commercial to Residential A-30 zone and subdivision for property located on the southerly side of Troy Road west of Brookfield Street (known as 118 Troy Road) **ONE OF TWO HOUSES BUILT**

Appl. 18-63PI, Fortin In-Law Apartment on property located at 710 Governors Highway
2019

Appl. 19-14P, Heggenhougen Resubdivision – request for a 2-lot subdivision to create one new building lot on property located at 443 Rye Street, RR and I zones **HOUSE COMPLETED**

Appl. 19-16P, Asticou Resubdivision – request for a subdivision, approx. 5.5 acres, to create one new residential lot on property located on the southerly side of Deming Street easterly of Buckland Road (235 Deming Street), AA-30 and Buckland Gateway Development zone **NOT BUILT**

Appl. 19-17PI, Basone In-Law Apartment, 22 Carson Way

Appl. 19-32P, Vintage Hills II, LLC – request for a seven (7) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as L006 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR **APPROVAL LAPSED; RESUBMISSION EXPECTED**

Appl. 19-47P, Design Professionals, Inc. – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements **TEXT APPROVED: APPLICATION EXPECTED**

Appl. 19-58P, Evergreen Walk LLC – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan **WITHDRAWN; RESUBMISSION EXPECTED**

Appl 07-63P, Sunrise Assisted Living Facility – request for a special exception to article 7.3 and site plan of development for an **80 unit** (66,156 sf) assisted living facility on property located on the northeasterly corner of Deming Street and Buckland Road, GD zone **PROJECT COMPLETED AS SW RESIDNECE ASSISTRED LIVING**

2020

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 **11 new lots**, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones **APPROVED; CONSTRUCTION HAS NOT STARTED**

Appl. 20-04P, Chestnut Ridge Subdivision – request from Horseshoe Lane Assoc, LLC for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 56+ acres, to create a total of **19 lots**, on property located at 534 Barber Hill Road (easterly side of Barber Hill Road, southerly of East Windsor town line), RR zone **APPROVED; CONSTRUCTION HAS NOT STARTED**

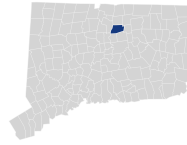
Residential Units Approved by Type

	Approved	Available
Single Family (DRZ)	54	0
Single Family	92	44
Two Family	6 (12)	0
Townhouses	138	20
Apartments	280	0
Accessory Units	3	0
Totals	579	64

Other Residential Developments

Residence at South Windsor Assisted Living Facility	80
Independent Living (Evergreen Crossing)	130
Harbor Chase Assisted Living Facility	111

Source: Planning Department
10-29-20



KEY FINDINGS

Housing

7%

of housing is subsidized

15%

of households rent their home

18%

of housing units are in multifamily buildings

Affordability

15%

of households spend between 30% and 50% of their income on housing

14%

of households spend more than half of their income on housing

\$23.65

the hourly wage needed to afford a 2-bedroom apartment

Population

41

the median age of residents

22%

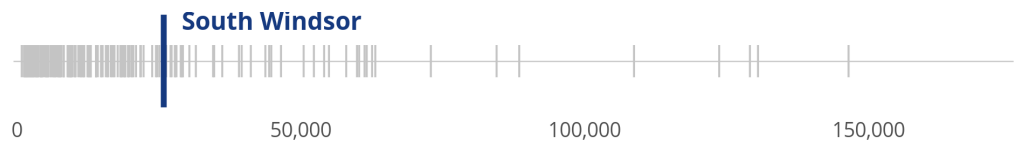
of residents are people of color (BIPOC)

-6%

projected population change from 2020 to 2040

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how South Windsor compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

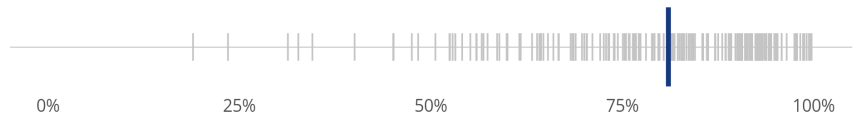
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit pschousing.org or housingprofiles.pschousing.org to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2014-2018 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS PERCENT OF ALL HOMES

81%

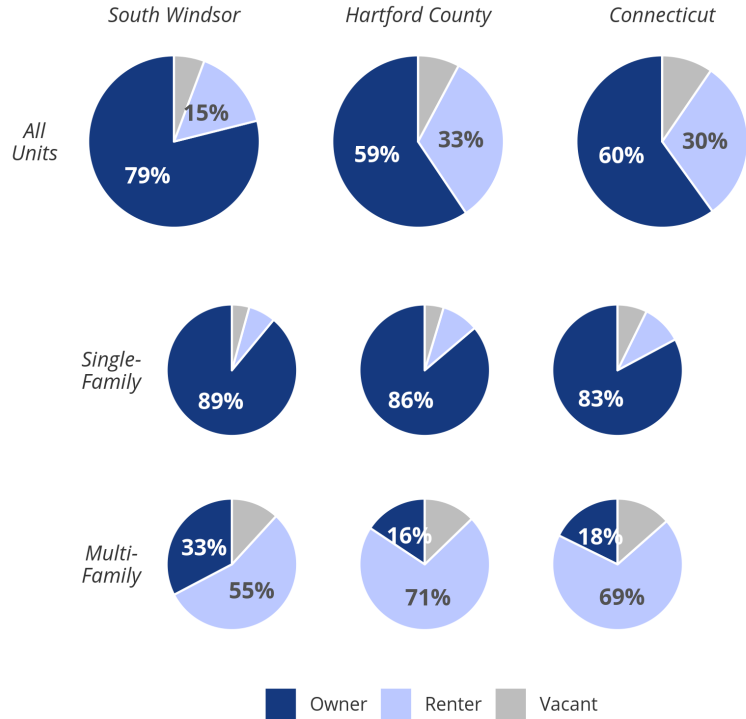


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

79%

Overall, 64% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In South Windsor, 81% of occupied homes are single-family, and 18% are multi-family. Owners live in 89% of South Windsor's 8,462 single-family homes, and renters live in 55% of its 1,864 multifamily homes.



CHANGE IN BUILDING PERMITS, 1990-2017

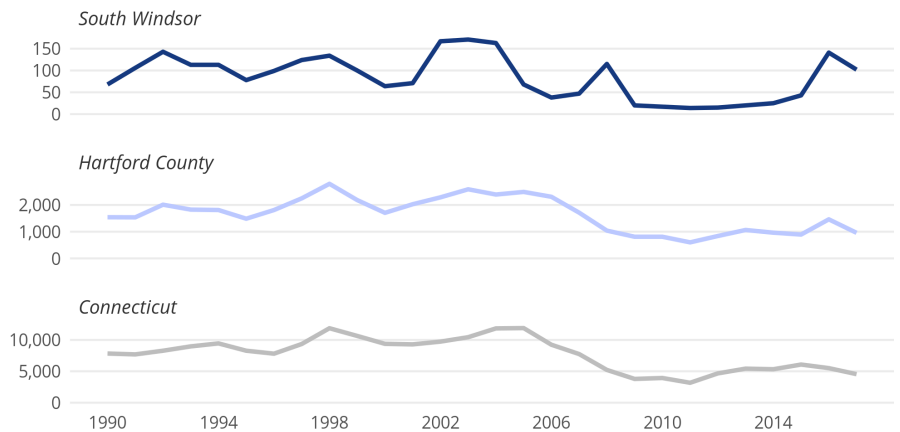
+50%

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.

In South Windsor, there were 68 building permits issued in 1990, compared to 102 issued in 2017, representing a 50% increase.

Number of building permits per year, 1990-2017

Note: y axis varies between locations



Source: Connecticut Department of Economic and Community Development



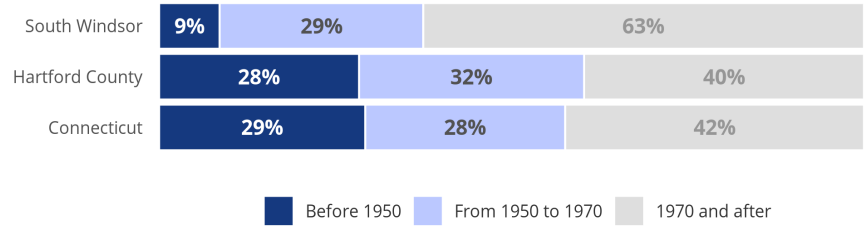
UNITS BUILT BEFORE 1970

37%

Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



Age of units

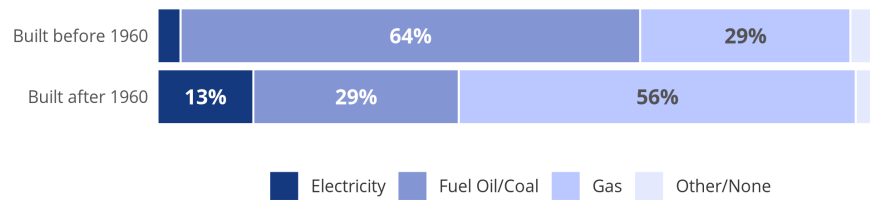


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

2.6%

Households that use electricity spend 2.8% of their income on energy (2.9% for fuel oil/coal and 2.4% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

7%

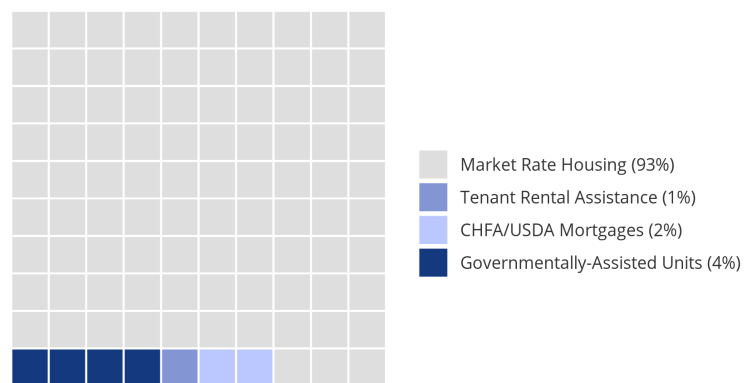
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 10,243 total units in South Windsor, 732 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



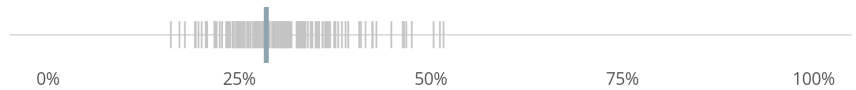
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

28%

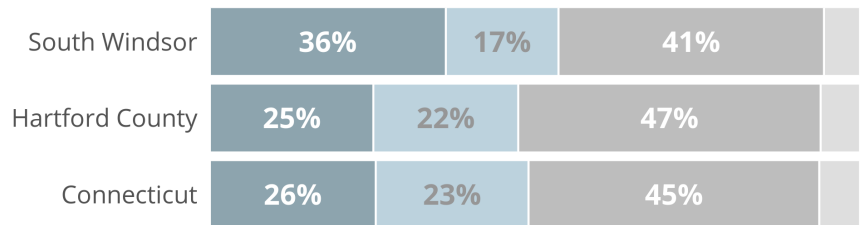
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

59%

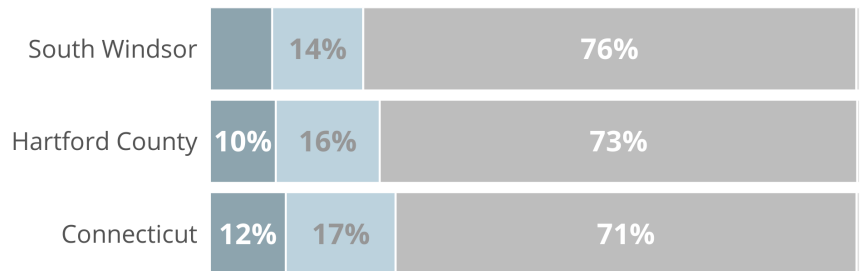
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

24%

Housing cost burden for owners



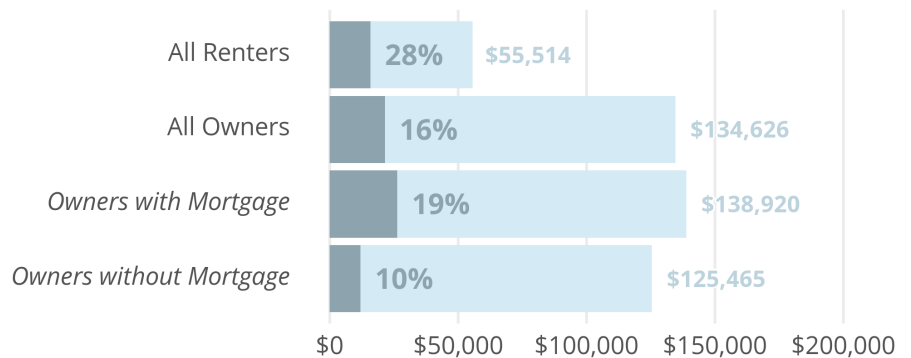
Severe burden (50% or greater) Moderate burden (Between 30% and 50%) Not burdened (Less than 30%) Not Computed

RENTERS' HOUSING COSTS AS PERCENT OF INCOME

28%

Housing costs as percent of income

Housing costs as percent of income Median income



OWNERS' HOUSING COSTS AS PERCENT OF INCOME

16%



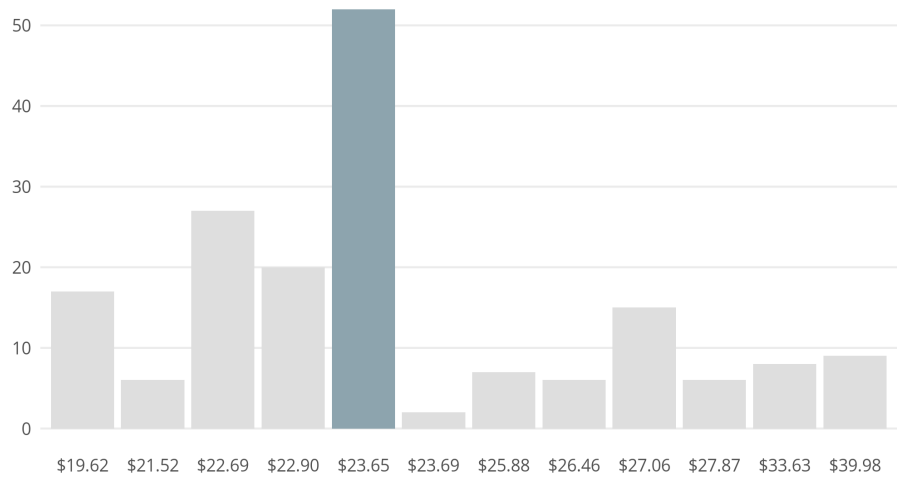
HOUSING WAGE

\$23.65

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

South Windsor is included in the Hartford-West Hartford-East Hartford HMFA. South Windsor's housing wage is lower than the state housing wage of \$26.42.

South Windsor is one of 52 towns with a housing wage of \$23.65

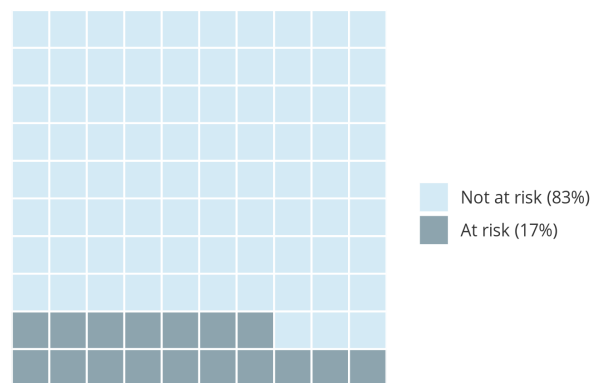


HOUSING PRESERVATION UNITS

17%

South Windsor has 420 federally assisted housing units, of which 17% are at risk of loss within the next 5 years.

Housing preservation by risk

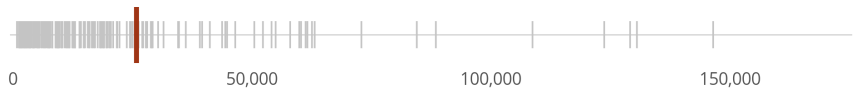


Source: National Housing Preservation Database



TOTAL POPULATION

25,823

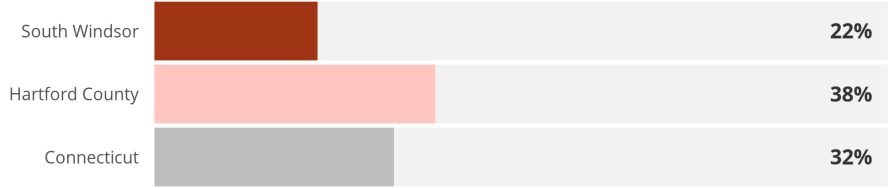


PEOPLE OF COLOR

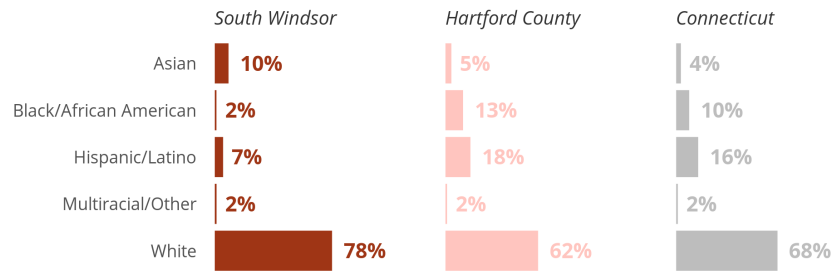
22%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In South Windsor, 22% of residents are BIPOC, while 78% are white.

South Windsor is less diverse than Connecticut

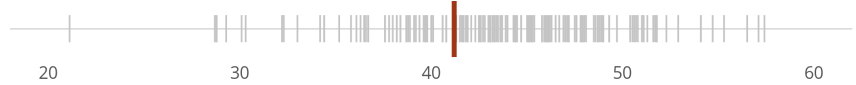


The largest race/ethnicity group in South Windsor is White at 78% of the population



MEDIAN AGE

41

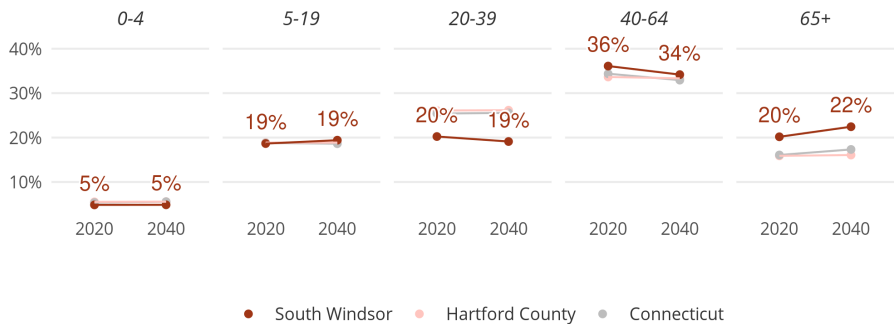


POPULATION CHANGE, 2020 TO 2040

-6%

In the next twenty years, South Windsor's population is projected to shrink from 24,871 to 23,389.

People age 65+ are projected to grow the most in the next 20 years in South Windsor

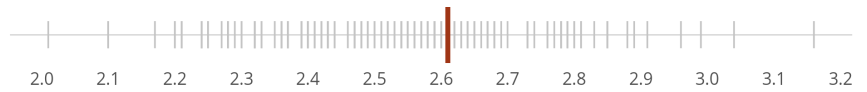


Source: Connecticut Data Center



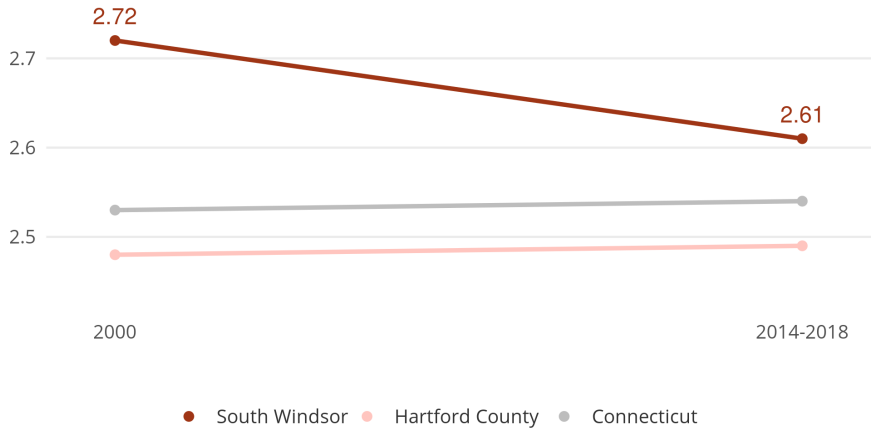
AVERAGE HOUSEHOLD SIZE

2.61



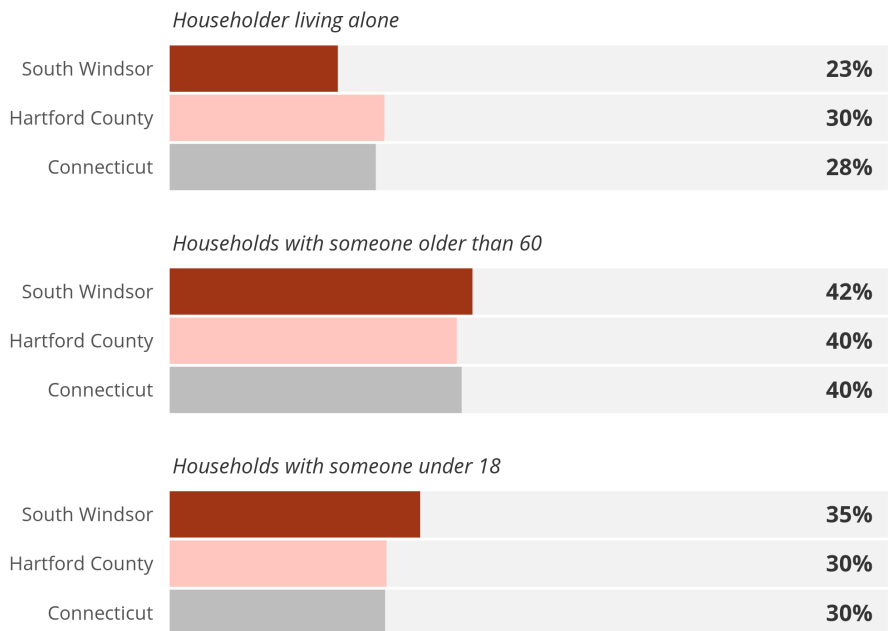
The average household size in South Windsor has declined between 2000 and 2018.

The average household size in South Windsor has declined from 2.72 in 2000 to 2.61 in 2018



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, South Windsor has more households with someone older than 60 and more households with school-age children.

Household types as a percent of total

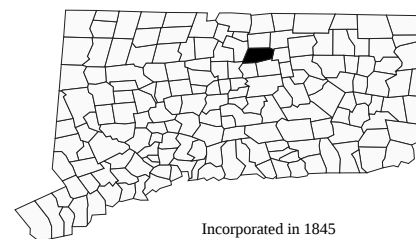


South Windsor, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074
(860) 644-2511

Belongs To
Hartford County
LMA Hartford
Capitol Region Planning Area



Incorporated in 1845

Demographics

Population

	Town	County	State
2000	24,412	857,183	3,405,565
2010	25,709	894,014	3,574,097
2013-2017	25,802	897,417	3,594,478
2020	24,871	925,492	3,604,591
'17 - '20 Growth / Yr	-1.2%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	28	735	4,842
Pop./Sq. Mile (2013-2017)	920	1,221	742
Median Age (2013-2017)	44	40	41
Households (2013-2017)	9,691	348,871	1,361,755
Med. HH Inc. (2013-2017)	\$105,986	\$69,936	\$73,781

	Town	State
Veterans (2013-2017)	1,383	180,111

Age Distribution (2013-2017)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	1,168	5%	3,321	13%	3,225	12%	5,769	22%	7,884	31%	4,435	17%	25,802	100%
County	47,813	5%	108,578	12%	118,163	13%	226,627	25%	251,235	28%	145,001	16%	897,417	100%
State	186,188	5%	432,367	12%	495,626	14%	872,640	24%	1,031,900	29%	575,757	16%	3,594,478	100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	20,736	560,997	2,446,049
Black Non-Hisp	693	114,711	350,820
Asian Non-Hisp	2,627	45,178	154,910
Native American Non-Hisp	29	1,338	5,201
Other/Multi-Race Non-Hisp	324	20,021	84,917
Hispanic or Latino	1,393	154,977	551,916

	Town	County	State
Poverty Rate (2013-2017)	2.7%	11.2%	10.1%

Educational Attainment (2013-2017)

	Town	County	State	
High School Graduate	4,056	22%	673,582	27%
Associates Degree	1,566	9%	188,481	8%
Bachelors or Higher	9,011	50%	953,199	38%

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	991	14,264
23 - Construction	101	763
31-33 - Manufacturing	88	2,996
42 - Wholesale Trade	108	1,260
44-45 - Retail Trade	116	1,496
48-49 - Transportation and Warehousing	26	1,122
Total Government	21	1,144

Top Five Grand List (2018)

	Amount
Evesource (CL&P)	\$100,370,450
Shoppes at Evergreen Walk	\$31,928,600
Aldi Inc.	\$30,865,440
Dell Equipment Funding LP	\$22,933,810
DCX Technology FKA CSC	\$16,084,590
Net Grand List (SFY 2016-2017)	\$2,544,025,485

Major Employers (2018)

The Town of South Windsor	DST Output
Ticket Network	The May Company
Doosan Fuel Cell America	

Education

2018-2019 School Year

	Grades	Enrollment
South Windsor School District	PK-12	4370

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	76.5%	53.8%	72.8%	51.3%	66.2%	43.0%
ELA	77.1%	53.1%	77.7%	54.9%	72.9%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
South Windsor School District	91

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
South Windsor School District	5.3%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
South Windsor School District	94.5%	95.7%	93.4%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	90.0%	89.4%	86.8%
Private	10.0%	10.6%	13.2%



Government

Government Form: Council - Manager

Total Revenue (2017)	\$124,894,170	Total Expenditures (2017)	\$122,895,416	Annual Debt Service (2017)	\$7,365,581
Tax Revenue	\$95,483,270	Education	\$85,322,089	As % of Expenditures	6.0%
Non-tax Revenue	\$29,410,900	Other	\$37,573,327	Eq. Net Grand List (2017)	\$3,793,497,465
Intergovernmental	\$27,351,197	Total Indebtedness (2017)	\$71,660,019	Per Capita	\$146,258
Per Capita Tax (2017)	\$3,682	As % of Expenditures	58.3%	As % of State Average	96.9%
As % of State Average	125.6%	Per Capita	\$2,763	Moody's Bond Rating (2017)	Aa2
		As % of State Average	109.9%	Actual Mill Rate (2017)	37.34
				Equalized Mill Rate (2017)	25.18
				% of Net Grand List Com/Ind (2017)	18.4%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	10,346	377,840	1,507,711
% Single Unit (2013-2017)	72.8%	55.6%	59.2%
New Permits Auth (2017)	102	957	4,547
As % Existing Units	1.0%	0.3%	0.3%
Demolitions (2017)	1	509	1,403
Home Sales	NA	4,581	21,880
Median Price	\$281,100	\$235,300	\$270,100
Built Pre-1950 share	10.0%	27.8%	29.3%
Owner Occupied Dwellings	8,332	225,378	906,798
As % Total Dwellings	86.0%	64.6%	66.6%
Subsidized Housing (2018)	695	52,368	167,879

Distribution of House Sales

	Town	County	State
Less than \$100,000	NA	59	536
\$100,000-\$199,999	NA	1,524	5,237
\$200,000-\$299,999	NA	1,642	6,681
\$300,000-\$399,999	NA	721	3,863
\$400,000 or More	NA	635	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,128	\$1,044	\$1,123
Cost-burdened Renters	51.0%	50.1%	52.3%

Labor Force

	Town	County	State
Residents Employed	13,861	459,939	1,827,070
Residents Unemployed	491	20,380	78,242
Unemployment Rate	3.4%	4.2%	4.1%
Self-Employed Rate	7.0%	7.7%	10.0%
Total Employers	991	28,871	122,067
Total Employed	14,264	510,814	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
South Windsor, CT	1,578	Hartford, CT	2,542
Manchester, CT	993	South Windsor, CT	1,578
East Hartford, CT	962	East Hartford, CT	944
Hartford, CT	738	Manchester, CT	896
Vernon, CT	688	Windsor, CT	664
Enfield, CT	541	Bloomfield, CT	517
Ellington, CT	395	West Hartford, CT	372

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	1,736	1,777
Violent	55	228

Disengaged Youth (2013-2017)

	Town	State
Female	1.6%	4.2%
Male	0.0%	5.6%

	Town
Library circulation per capita	8.46

Distance to Major Cities

	Miles
Hartford	8
Providence	59
Boston	87
New York City	108
Montreal	262

Residential Utilities

Electric Provider
Eversource Energy
(800) 286-2000

Gas Provider
Eversource Energy
(800) 989-0900

Water Provider
Westerly Water
(401) 348-2559

Cable Provider
Comcast
(800) 266-2278

Town of Ellington

Planning Department



55 Main Street, PO Box 187, Ellington, CT 06029/Phone: 860-870-3120/ Email: lhoulihan@ellington-ct.gov

SECTION 6.5 SIDEWALKS & FEE IN LIEU OF SIDEWALKS

- A. Except as otherwise herein, the owner of land or developer for which a commercial, industrial, mixed-use, Designed Multi-Family development or use listed in Section 3.1.4 (Community / Institutional Uses) is hereafter approved or approved for modification for property fronting on arterial and collector streets listed in Section 2.1.10 (Highway Clearance Setback), except for Hopkins Road, or on Lower Butcher Road, Tomoka Avenue and Meadow Brook Road shall be required to install five (5) foot wide concrete sidewalks along the entire road frontage of the land approved for development in accordance with Town standards. When approved for modification to an existing development, installation of sidewalks shall apply when either of the following is present:
1. The modification involves an increase in floor area by 25% or more accumulatively effective November 1, 2020.
 2. The modification involves an increase in parking by 30 or more spaces accumulatively effective November 1, 2020.
- B. Sidewalks shall be installed concurrently with construction. When, in the opinion of the commission the installation of sidewalks is not advisable or desirable, the commission may require the owner of land to make a payment to the Town in lieu of the installation of sidewalks; the Town shall not be subject to payment of a fee-in-lieu-of sidewalks. If sidewalks exist along a portion of road frontage of the land approved for development, this section shall apply only to the portion of the lot's road frontage where sidewalks do not exist. The commission shall not make such determination until it has received a recommendation from the Director of Public Works and the Town Engineer on the advisability of installing sidewalks.
- C. When considering whether to require installation of sidewalks or payment of a fee-in-lieu-of sidewalks, the commission and staff shall consider the following:
1. potential to connect to existing or planned sidewalks;
 2. evidence of existing pedestrian traffic (e.g. goat paths);
 3. the need to provide suitable surface and safe means for pedestrians;
 4. opportunity to provide pedestrian access to community buildings or schools, parks or other recreational assets, or to connect residential and non-residential areas;
 5. recommendations of the Plan of Conservation and Development;
 6. Route 83 Sidewalk Project concept plans dated October 1, 2017, as may be amended;
 7. recommendations from other relevant plans or studies endorsed by the commission; and,
 8. adverse site conditions.
- D. When payment in lieu of installation of sidewalks is required, payment shall be in an amount based upon the prevailing costs to construct said improvements as determined by the Director of Public Works and the Town Engineer.
- E. Payment in lieu of installation of sidewalks shall be deposited to a dedicated fund to be used solely for installing new sidewalks for property fronting on arterial and collector streets listed in Section 2.1.10 (Highway Clearance Setback), except for Hopkins Road, or on Lower Butcher Road, Tomoka Avenue and Meadow Brook Road. Said payment shall be made prior to completion of site improvements or occupancy or release of bonds.

Memorandum

DATE: OCTOBER 27, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: MICHELE M. LIPE, DIRECTOR OF PLANNING
RE: BOND REDUCTION/ RELEASE

<u>IWA/CC Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
16-57P, 175 Oakland Road Apartments Stormwater	\$ 5,000	\$ 5,000	-0-
19-03P, Chase – Stormwater	\$25,000	\$25,000	-0-
19-03P, Chase – Erosion and Sedimentation	\$25,000	\$25,000	-0-

<u>Landscaping Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
16-57P, 175 Oakland Road Apartments	\$ 5,000	\$ 5,000	-0-