

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, June 23, 2020 at 7:00 PM held by way of an ONLINE Webex Conference Meeting to consider the following:

1. **Appl. 20-25P, Costco Wholesale Text Amendment** - request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone (**Continued from 6/9/20**)
2. **Appl. 20-04P, Chestnut Ridge Subdivision** – request from Horseshoe Lane Associates, 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 the East Windsor town line), RR zone (**Continued from 3/10/20**)

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 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 at: (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman

Appl #20-04P, Chestnut Ridge Open Space Subdivision
Public Hearing 3-10-20

1. This is a 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
2. Because this property is included in three master plans as desirable for preservation: the Open Space Master Plan, and the Plan of Conservation and Development, the developer was required to bring a concept plan to the Commission for input. When the applicant came in front of the PZC to determine if an open space property was desirable in this location, the application had shown 26 house lots. This proposal only reflects 19 houses; all of which will be accessed from Barber Hill Road.
3. Open Space subdivisions are permitted by Special Exception and subject to the review criteria outlined in Section 8.3 as well as other criteria specific to the goals of open space. You received with your agendas a letter from Design Professionals addressing these criteria. The Commission may impose additional approval conditions in accordance with these regulations in order to ensure that all applicable criteria are satisfied.
4. Sheet C-T3 shows the bulk requirements for all of the lots. Minimum lot sizes required in a RR zone open space is 20,000 square feet with 75 feet of frontage. The front yard setback is 40 feet. Lot sizes range from 29,300 up to 80,000 sf.
5. The proposed road network is a horseshoe shaped road along the easterly side of Barber Hill Road. Sidewalks are shown on one side of the streets throughout the subdivision. Along the Barber Hill Road frontage, the school representative has requested a bus stop pad be added as children would be picked up south of Gedrim Place and the bus would use Gedrim Place to loop around and start to head south.
6. There will be no new driveway cuts for houses on to Barber Hill Road. The Traffic Report indicates that the existing roadway network has the capacity to accept the proposed traffic with no significant levels of service reductions. The 85th percentile for this stretch of Barber Hill Road has been completed and found that the average traffic was just over 41 mph. Site lines are adequate for speeds up to 50MPH.
7. The subdivision landscape plan indicates that the existing hedgerow along Barber Hill Road be preserved and protected within a 25 foot hedgerow easement. A 15 foot hedgerow easement is proposed along the northerly and southerly property boundaries to provide a landscape barrier between the farming activities and residential properties.

8. Additional plantings have been added in the area of the detention basin on the southerly side of the new road in the area where trees will be removed. Street trees are shown on both sides of all streets, within a street trees easement to the Town.
9. The open space requirement for this subdivision is 28 acres. Thirty-three acres of open space as one large parcel with frontage along Neiderwefer Road and access from the new subdivision road as well over the access drive to the detention basin.
10. Under the open space subdivision regulations the Commission has three options for open space ownership:
 - ◆ Town ownership, subject to Town Council approval
 - ◆ Quasi-public land preservation organizations, subject to their acceptance, or
 - ◆ Homeowners Association

The subdivision regulations require that any future Town-owned open space be referred to the Open Space Task Force and ultimately the Town Council for their recommendation regarding future acceptance. The Town Council discussed the open space at its March 2 meeting, concurred with the OSTF recommendation and has forwarded a resolution to be read into the record.

11. Open space improvements include: the addition of a small parking area in the area of the power line easement on Neiderwerfer Road. Recreation staff have reviewed the location and suggest the parking area be relocated north of the powerlines to minimize tree removal and to easily connect to the existing path on the ROW. Staff suggest the parking lot be surrounded with heavy wood rails with a couple opening for walkers and adequate room to turn around.
12. There are regulated wetlands on the property; IWA/CC approved this application on February 5, 2020 and recommended the following bonds: \$25,000 for establishment and maintenance of erosion and sediment controls; \$30,000 for the establishment of the stormwater pond and system; \$15,000 for installation and successive wetland plantings that are proposed.
13. The site will be serviced by public water and on-site septic systems. Heather Oatis, Environmental Health Officer, has been working with the developer on septic location. Each lot will be reviewed with the specific house design at the time of the building permit.

If this application is approved, in addition to items mentioned above, the Planning Department requests:

June 23, 2020 Public Hearing Continuation

Update – 6/18/20

Revised plans were received.

Pictures of the Barber Hill frontage illustrating the trees that would have to be removed in the event a sidewalk were required along the Barber Hill frontage. In lieu of sidewalks along Barber Hill Road, the Commission may want to consider sidewalk along the easterly side of the interior road as 13 lots would have direct access to the sidewalk (instead of only 6 lots having sidewalk frontage)

APPROVAL FOR GENERAL PLAN

PROJECT Evergreen Walk General Plan Modification APPL. #19-57P
ENGINEER/ARCHITECT FLB Inc. PROJ. #

Submit mylars of sheets: Z1 – Z3 (3 of 3)

Modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store, including a gas station, on Unit 12 (combining retail sf originally shown on Units 4, 9, 12 and 13), on property located at 151 Buckland Road, Buckland Gateway Development Zone

1. The Commission notes that this approval is for a General Plan of Development, which does not address all engineering and site design details. The applicant must submit an application Site Plan of Development approval prior to construction, per Section 4.2.15.D of the zoning regulations. Construction phasing must be included on Site Plan of Development if appropriate.
2. At which time the Commission will review all specific details of the project, including but not limited to the following concerns raised during the General Plan application process to be incorporated into the final plans:
 - The temporary roadway portion of Evergreen Way shall be completed and concrete sidewalks installed;
 - The remainder of the Tamarack Road network (south of the Independent Living) shall be completed;
 - The walking 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.
3. No building permits will be issued until any required OSTA certificate has been issued (per CGS §14-311). The developer shall discuss with OSTA the specific traffic study parameters and establish the specific baseline traffic data to be used and report back to town staff for concurrence. Any study must account for the traffic currently approved in The Gateway General Plan development along the easterly side of Buckland Road. Additionally, the Developer's traffic engineer shall meet with town staff to identify specific intersections of concern e.g. Cedar/Buckland and Hemlock/Buckland for additional analysis in the traffic study. This analysis may include, but is not

limited to, evaluation of timing/adjusting of signals, adequacy of turn lanes and other potential road improvements.

4. The general plan shall reflect the 3-way stop intersection at Evergreen Way and the Harbor Chase driveway; and the proposed sidewalk network around this facility shall be shown on the general plan.
5. All approval considerations of the March 11, 2014 for Appl. 14-09P, Evergreen Walk General Plan of Development remain in effect including:
 - The Plum Gulley Brook/Podunk River watershed is a highly sensitive watershed and stream corridor, hydrologically, hydraulically and ecologically. Storm drainage design at the site plan stage must thoroughly and adequately address storm water quality and quantity, including both on-site and downstream impacts.
 - Views of parking areas from Buckland Road must be minimized through the use of berms and perimeter landscaping.
 - Roofs and roof equipment must be screened from Buckland Road, Smith Street and Deming Road.
 - Pedestrian and bicycle interconnection between the lifestyle center ("main street" retail center), indoor recreation facilities, office and housing must be provided.
 - Delivery trucks must use routes other than the "main street" to make site deliveries.
 - Trees and hedgerows must be preserved to the maximum extent possible; preservation details to be shown on the site plan.
 - No outdoor storage is allowed in the Gateway zone, per Section 5.8.6.c of the zoning regulations.
 - Construction phasing, including phasing of external roadway improvements, must be shown on the site plan.
 - As additional green space is added, it should include some of the site's existing natural features

Correspondence:

From: Sara <sbw2270@yahoo.com>

Sent: Wednesday, June 10, 2020 6:01 PM

To: Lipe, Michele <Michele.Lipe@southwindsor.org>

Subject: Fwd: [Town of South Windsor CT] increasing hen flock size for single family lots (Sent by Sara Wilhelm, sbw2270@yahoo.com)

Ms. Lipe,

Good day. I am writing following up on contact I made with Mayor Paterna. Please see below. Currently, single family properties of less than an acre are limited to no more than 4 hens on a property. Since COVID began eggs have been a challenge to come buy regularly. Some stores may have then and some may but have limits. Some may be sold out. This continues almost 3 months since the pandemic was declared. I am requesting that South Windsor revisit this zoning regulation and look to the town of Manchester's as an example. It is my hope that South Windsor will approve a larger hen flock size for single family residential properties of less than 1 acre to allow more families to be able to supply their own eggs. A flock of 3 is identified as sufficient to provide eggs - a key source of protein - for one person. I am requesting the town approve a flock size of up to 3 per resident or no more than 12, which ET is the smaller number.

With continued egg shortages and ongoing meat plant processing issues, being self sufficient for a protein resource will help the flock owner and the town. Not needing to buy eggs at the store will increase the availability to others in town and help our town. Egg self sufficiency is a benefit to the owner, our neighbors, our town, and aligns with the values of our town - a town that values others and strives to support all.

I am not asking for an individual zoning exemption. Rather I am asking for a change to the town zoning regulations that will apply to all and help our town. A return to a small level of farming for our town will connect us with our historical identity and each other.

Thank you for your time. If you have any questions I can be reached at 860-805-4637.

Sara