

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

APRIL 13, 2021

MEMBERS PRESENT: Frank Bonzani, Stephanie Dexter, Kevin Foley, Bart Pacekonis, Steve Wagner

ALTERNATES PRESENT: Elizabeth McGuire

STAFF PRESENT: Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Michael Lehmann, IT Support; Lauren Zarambo, Recording Secretary

Council Liaison Janice Snyder was in attendance.

PLEDGE OF ALLEGIANCE

Secretary Commissioner Bonzani read a legal notice that was published in the Journal Inquirer on Thursday, April 1 and Thursday, April 8, 2021.

Chairman Pacekonis reviewed the procedures under which the online WebEx meeting would be held.

Chairman Pacekonis appointed Alternate Commissioner McGuire to be seated for Commissioner Greer.

PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM

- 1. PZC Sponsored Text Amendment** – To Modify Sections to allow Electric Vehicle Charging Supply Equipment as accessory use in all zones and Modify Table 3.1.1A and Table 4.1.1A to allow EV Charging Equipment as a primary use by Special Exception; Add Section 6.4.10 Minimum Number of EVSE Parking Spaces including Table 6.4.10A, 6.4.10B, 6.4.10.C and 6.4.10 D to establish criteria, number and timeframe of EV charging stations required based use; and Add Section 11.8 Appendix H Electric Vehicle Charging Supply Equipment including definitions, special provisions and location and safety considerations. **(Continued from 3/23/21)**

Director of Planning Michele Lipe had no further staff comments.

Commissioner Wagner read a correspondence received from Mr. Jared Lewis (Exhibit A) and commented that regular gas powered vehicles are known as ‘ice’ (internal combustion engine) vehicles. School buses and garbage trucks have not yet been addressed but the Town is encouraged to get an electric dump truck and to have a long term plan to electrify its fleet including smaller gas powered maintenance equipment.

Commissioner Wagner noted two changes to the draft: amending language in Section 11.8.3 to require all street lights to have Level 1 chargers as a permissible option without requiring the space be limited to electric vehicles. Another change was to wording of paragraph 8 of Section 11.8.3 that limits electronic displays including advertising to not be visible from roadways; to be changed to ‘public roadways’.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Bonzani requested no changes on an excellent presentation. Commissioner Dexter had no changes or comments. Vice Chairman Foley had no changes and voiced 100% support for getting all town vehicles moved over to electric especially the large fleet of brand new Acadias used by Town officials. Commissioner McGuire had no changes and voiced support to be in the forefront of this energy efficient movement.

Chairman Pacekonis discussed requirements for renovation projects with Commissioner Wagner and Director Lipe referenced Section 6.4.10 with specific requirements for additions 10,000 sf and greater. Chairman Pacekonis suggested the regulation would miss out on 90% of changes. Commissioner Wagner noted the significant change of use as additional criteria and noted the requirement wording of ‘major renovations’ used by the State. Vice Chairman Foley suggested requiring compliance when tax breaks are

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

APRIL 13, 2021

given. Commissioner Wagner stated the Energy Committee can work directly with Town Council for energy related requirements for tax abatements.

Commissioner Wagner suggested editing Section 6.4.10.A to replace ‘expansion of 50 parking spaces’ with ‘refurbishment or expansion of parking spaces’. Chairman Pacekonis asked to delete the ‘10,000 sf’ wording. Commissioner Wagner noted the concern that it might be a disincentive when renovating a blighted building. Director Lipe voiced concern since the Planning Department is not notified when parking lots are being refurbished and the regulation would be applied unfairly. Vice Chair Foley agreed. Director Lipe suggested an incentive program could be developed through the Energy Committee. Commissioners agreed with the suggested changes.

Commissioner Wagner clarified that the current wording is ‘an increase of 10,000 sf of floor space, expansion of 50 parking spaces, or significant change in use resulting in rehabilitation of existing property with 50 or more parking spaces.’ Text wording to be changed to ‘increase of floor space, expansion of parking spaces, or significant change of use resulting in rehabilitation of existing property with 50 or more parking spaces.’

Chairman Pacekonis asked for public comment. Mr. Lehman connected Mr. Bill Jodice to speak for the next agenda item and connected a call from Mr. Marek Kozikowski of 863 Clark Street.

Mr. Kozikowski commended the Commission for being forward thinking as we work to be a more sustainable community but voiced concerns about deficiencies in the regulations. Additional EV requirements for new developments and renovations will add to the cost of development and can potentially push new development elsewhere. Mr. Kozikowski voiced concern about allowing parking lots as primary uses in all proposed zones, especially in the Rural Residential zone. These would be special exception uses but the proposal lacks criteria for evaluating special exception requests. There are no landscaping or screening requirements, or coverage limits, no parking setbacks. Paved lots without a business located there can lend themselves to become parking for other commercial vehicles and storage of other materials requiring management by Town staff. The lack of criteria and standards can have detrimental impacts on residential neighborhoods in the RR zone. The Commission would have a tough time in special exception review or in an appeal defending a denial.

Chairman Pacekonis discussed with Commissioners and Director Lipe taking the use out of the Rural Residential zone. Commissioners agreed to exclude the use from residential zones and Commissioner Wagner stated if an applicant came forward with the use, a zone change could then be applied for.

Chairman Pacekonis noted the comment regarding the economic impact on businesses. All towns will be addressing the costs involved but it is the future. There is criteria in the amendment to cushion what will be a minimal economic impact. Commissioner Wagner noted charging equipment makes multi-unit housing developments more attractive to renters, and the cost reduction of installing underground wiring while building a site puts businesses ahead of the game.

Chairman Pacekonis verified there were no other letters or calls from the public and closed the public hearing at 7:42 p.m.

Commissioner Bonzani stated he will leave the meeting at 8:20 p.m.

- 2. Appl. 21-11P, REESG Newco South Windsor, LLC** – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

APRIL 13, 2021

development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone

Mr. Peter DeMallie, President of Design Professionals, Inc., representing the applicant presented the application stating in January of 2020 the Commission adopted the Sullivan Avenue Mixed Use Development regulations and overlay zone receiving broad base community support. Mr. DeMallie introduced applicant Mr. Gregg Nanni of REESG Newco South Windsor LLC, Mr. Bob Rybick, President of Geisslers Supermarkets, Design Professionals Director of Operations/Landscape Architect Ben Wheeler, Mr. Tim Wentz of Gate 17 Architecture LLC of New Jersey, Mr. David Wagner, Architect with Schadler Selnau Associates of Farmington, Traffic Engineer Mr. Kwesi Brown of SLR International Group in Cheshire and Dr. Donald Poland of Gorman +York in East Hartford. Overviews of submittals from each member of team were described.

Mr. DeMallie reviewed the 30 million dollar mixed use development that proposes to renovate the three existing commercial buildings, raze the Hot Leather building, and erect four residential buildings and clubhouse to house 125 luxury apartments. The residential unit mix meets regulatory requirements with 17 studio units (13.6% of 125 units; over the 10% required), 66 one-bedroom units (52.8% of 125 units), and 42 two-bedroom units (33.6% of 125 units; under the cap of 35%).

A site plan exhibit of the overall development was shown. The main commercial building will be anchored by a new state of the art Geissler's grocery store with numerous additional tenants to the east. A restaurant with a drive-thru will replace the bank and a C-Store will replace the oil/lube building. Restaurant parking will be adjacent to the south side of the bank building and its drive-thru extended. Patio dining can be accommodated if requested by tenant. There will be 266 parking spaces for the retail building with landscaped islands and dark sky compliant lighting. There will also be a parking area to the rear of the retail center that may house prospective tenants. An outdoor dining patio is planned at the SE corner of the commercial building. Delivery trucks will be directed to the right and rear of the building. Only passenger vehicles will be allowed at the east end of the building along with the required fire lane. There will be two entrance drives for the residential area to east.

The property will be bisected per regulations into two parcels with the residential on 7.3 acres and the commercial on 11.8 acres. There will be 4,100 linear feet of sidewalks including 220 feet along Sullivan Avenue west from the driveway to Mexicali to fill a sidewalk gap. Pedestrian improvements will be made at the signalized intersection for safe pedestrian passage. State permits will be required for signal improvements at the entrance. A new pedestrian connection from the intersection entrance through the parking lot to the shopping center has been designed with sidewalks throughout the development. Residential parking will have 1 ½ spaces per unit to total 188 parking spaces.

Buffer treatments for the adjacent multi-family development were shown. At the invitation of Strawberry Fields the applicant met virtually with the community on April 1st and provided a tape of the meeting so all residents could view it. Design Professionals originally designed Strawberry Fields that has an existing 25' evergreen buffer along their property line. Regulations adopted last January require a 50' buffer to total a 75' buffer between the properties that will be augmented by additional plantings. There is 125 feet from the southeast corner of furthest residential building to the closest building in Strawberry Fields. The buffer also functions as a natural berm because of the topography.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

APRIL 13, 2021

Accessibility to many of the units will be by elevator and to all first floor units. The Clubhouse building with pool is 300 feet away from closest Strawberry Fields dwelling unit. The end of the building that faces Strawberry Fields has been designed with no entrances or porches. Per regulations, 10% of units will be affordable (13 units). Bicycle racks are throughout the development and 3% of parking will have electric vehicle (EV) charging stations to equal 14 spaces distributed throughout the development.

The Economic Development Commission endorsed this application unanimously in March. There is an 8 fold increase in annual taxes for the new development.

Mr. Wheeler described circulation near the entrance intersection to be improved. The old gas station on Sullivan Avenue has a curb cut that will be removed and replaced with a right in right out as far to the west and away from the intersection as possible.

All entrances to the buildings will be ADA accessible. Over half of the residential units will be accessible and some units ADA compliant. All new utilities are proposed to the multi-family units. The sanitary sewer system will be replaced with a new pump station located to the rear of the retail building pumping up to the sanitary sewer system at Sullivan Avenue. A detention area is proposed to the rear of the retail building. There will be some wetlands disturbance to widen the emergency access to the east of the retail, so a wetland mitigation area is proposed.

The applicant is committed to extensive landscaping and saving as many of the mature trees along Sullivan Avenue as possible. Accommodations for any overflow residential parking into the commercial area was described. Residential parking will have 188 spaces provided (174 spaces required). The bus shelter location is proposed near the northerly of the two access points to the residential area. Any school bus necessary will enter the site through the delivery traffic circulation route behind the retail building to bus shelter and then circulate back out to school. Bicycle racks will be located throughout the development with at least one at each building per regulations.

Mr. Brown went over his traffic study to assess the impact of the proposed development on the five nearest intersections in vicinity of the site. From a safety perspective, crash data was collected from the UConn Crash Data Repository from 2017 to 2020 showing 52 crashes. There were no fatalities and most significant crashes were rear end collisions. Sight lines exceed minimum requirements for the posted speed limit of 40 mph. Data was collected from January and February of 2021. Numbers for peak periods were lower because of the effects of Covid so in coordination with DOT volumes were increased to replicate what is typical for the corridor. Traffic proposed to be generated by the development and future projections out to 2026 showed overall levels of service were acceptable. Currently the Hillside intersection operates at a Level of Service E and is expected to operate at that level in the future. The traffic signal will be improved at the subject driveway coordinating with CT DOT who owns the signal to upgrade the equipment to safely accommodate pedestrian traffic and be reviewed by OSTA given the size of the project.

Mr. Poland gave a power point presentation (Exhibit B) of highlights from the Gorman + York report submitted for Commission review. The changing retail landscape will continue to persist and most properties will need to innovate and change. Geisslers plaza is adaptable and can be repositioned to compete and prosper by creating a hybrid form of retail and residential that will work well together.

From a demographic and housing perspective, South Windsor is significantly older than Connecticut and the United States. Our birth rates are dropping at rates that cannot replenish the population without immigration.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

APRIL 13, 2021

The challenges South Windsor faces with school enrollment directly relates to the single family housing stock. Single family housing makes up 81% of all the housing stock in South Windsor (72% of that total is detached; 86% owner occupied; 71.3% has three bedrooms or more). Existing housing stock generates .47 enrollment per housing unit. The housing stock is designed for families with children, and designed to serve generations of the past. In 1970, 40% of households were married couples with children. In 2012, that was down to 19.6% and is down to 17.5% today. Statistics were cited that show single person households as the dominant occupants. South Windsor enrollments peaked in 2005 at about 5,161 students and in 2020 there were about 4,554 students. Multi-family housing has become a larger share of Connecticut's housing as is seen in South Windsor. It is not multi-family studio, one and two bedroom units that generate school age children. Public school age children eligible for enrollment from this new development would be a total of 14 students (.11 per unit). The percentage of studios and the high percentage of one-bedroom units keep the numbers lower than what has been generated from the apartments at Evergreen Walk (.17 or .18 per unit). Municipal Fiscal Impact and Property Value Impact of new development on adjacent residential neighborhoods was described and showed no reduction in single family home values.

Mr. Tim Wentz showed elevations of the four residential buildings and clubhouse proposed: one 12-unit building, two 36-unit buildings, and one 41-unit elevator building. Architectural elements were described with varied gable and hip roof lines. All units on first floors are handicap accessible. The New England vernacular style has been used. All sides of each building are treated equally with all materials used. Every unit has a private balcony with 6' slider and large windows throughout creating light and airy units.

Interior plans were shown and amenities described with granite countertop, stainless appliance kitchens with washer/dryers in each unit and separate utilities. Two-bedroom units were described with two bathrooms. Only 2 two-bedroom units have dens. Studio units were described with most having a ½ wall dividing bedroom and living room areas. Even the smallest units have the same amenities.

The 41-unit elevator building was described with interior corridors having windows at each end. The 3,400 sf clubhouse was described with a great room with fireplace, café, small serving kitchen for events, leasing area, fitness center, and a fitness on demand room. Bathrooms and showers area accessible to work out rooms and pool and patio areas.

Mr. David Wagner described the existing plaza and how the existing bank building has been used as an inspiration for brick materials and colors for both the retail and residential components. Brick façade structures will be used to break up linear character of the plaza for more of a downtown New England town feel adaptable to individual tenants.

Chairman Pacekonis stated the meeting will be concluded at 9:30 p.m. and requested that all exhibits presented tonight be sent to commissioners. The Chairman requested that any power point presentations presented in the future be submitted in advance of the meeting so that the materials can be reviewed by commissioners.

Mr. Bob Rybick, President of Geisslers Supermarkets, stated they are a family owned fourth generation owned and operated business with a long local history in South Windsor. Several family members are residents of South Windsor. As members of the community, Geisslers has a long history of offering personalized service and taking care of community organizations, with a business model that local equals fresh. Geisslers supports and purchases directly from local farmers and producers, and hope the town will continue to support a family owned local business so they can continue to support the town, schools and

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

APRIL 13, 2021

charitable groups. The shopping center is obsolete, in desperate need of renovation, and faces increased competition all around the area. None of the many grocery stores that have come in or are planned are local, family owned or will support the town like Geisslers. In order to continue to support the town Geisslers needs a renovated shopping center and more rooftops with customers in the immediate area. The 125 apartments shown on the plan are crucial to the success of Geisslers. Mr.Rybick asked the Commission to support the plan by voting in favor of the application.

Director of Planning Michele Lipe gave staff comments:

1. Request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone
2. The applicant has provided a narrative, zone change and general plan with elevations and floorplans, cross-section views from Sullivan Ave, traffic report and fiscal impact analysis in support of this application.
3. The zoning regulations for the SAMUD Overlay Zone, adopted last year, requires that the minimum project size for consideration of a zone change area is 5 acres, maximum 20 acres with a 100 feet of frontage on Sullivan Ave. Other bulk requirements include: lot coverage of 40% and impervious coverage is 60% of residential component and 65% of commercial component; and maximum of 2:1 ratio of residential square footage to commercial square footage. The regulations also allow the commercial and residential lots to be owned separately; however, agreements and easement would be granted to operate a single entity. This applicant proposal these minimum requirements as illustrated in the zoning data block.
4. Section 8.3 includes review criteria for zone change request, including but not limited to:
 - a. The goals, objectives, and recommendations of the Plan of Conservation and Development;
 - b. The purposes of zoning and of these regulations;
 - c. Changes that have taken place in the rate and pattern of development and land use within the Town and adjoining communities;
 - d. The supply of land available in the present and proposed zone;
 - e. The physical suitability of the land for the proposed zone;
 - f. The impact on the capacity of the present and proposed utilities, streets, drainage systems, and other improvements;
 - g. The general character and zoning of the neighborhood;
 - h. Impacts on the surrounding area;
 - i. Traffic congestion impacts;
 - j. The impact on surrounding property values;

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

APRIL 13, 2021

- k. The environmental impacts;
 - l. The health and general welfare of the community;
 - m. Neighborhood acceptance weighed against community needs; and
 - n. The protection of historic factors.
5. One of the stated strategies in the Residential Development goals of the POCD is to Support Housing Opportunities that Help Achieve Economic and Transportation Goals. The plan states:

New housing in these Opportunity Areas should be:

- Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed-use approach is encouraged.
- Planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses and take other measures to reduce congestion issues.

The Residential Densities Plan map highlights the General Commercial zoned corridor along Sullivan Ave. as an area for potential mixed-use development.

The Business Development section of the POCD also has the goals of: Encouraging Business Development in Existing Business zones; and Improve the Appearance of Business zones.

6. A zone change is the appropriate time to discuss traffic impacts and other utility impacts. The applicant's traffic report indicates that the area roadway network is generally sufficient to accommodate traffic generated by the proposed development, with generally good LOS levels at most intersections. We did ask the applicant to look specifically at the LOS at the intersection of Hillside and entrance drive at 925 Sullivan Avenue to see if there was anything to improve the LOS.

Director Lipe read comments from Lieutenant Duchesne from the Police Department who reviewed the report and noted they have had concerns at this particular signal for some time. If the signal does not have a pedestrian phase with the amount of activity proposed at this new development, there is a concern of increased potential conflicts with pedestrians and cars. The Police strongly recommend that they work closely with DOT and the developer regarding the signal, sidewalk and pedestrian treatments so that it is scrutinized thoroughly in order to proceed with an abundance of caution when it comes to this intersection and the surrounding area. Director Lipe stated this will be reviewed at time of site plan application.

7. Public water and sewer are available. The applicant's engineer has indicated that the utilities have adequate capacity to support this development. The Supt of Pollution Control has indicated that if any sewer upgrades are necessary, the developer will be responsible for providing the upgrades.
8. For residential development vs. commercial development, two of the main questions are the impact on taxes as well as the number of school children and impact on schools. The applicant has provided a detailed fiscal analysis for this project. We do have some newer residential apartment developments with which to analyze the numbers of school children – I am waiting for updated numbers and will provide them to the PZC once received from the school.
9. The purpose of the general plan is to show the planned use and layout of the property if the zone change is approved, including the general layout of utilities, drainage, open space and recreation areas. Special exception and site plan of development approval would be required prior to any construction on this site.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

APRIL 13, 2021

10. The information depicted in the General Plan is meant to be viewed as general information, with engineering details to be provided at the site plan stage. This two-step method provides the opportunity for the Commission to determine whether the multi-family use is appropriate for this site, and to make meaningful revisions if appropriate, prior to the applicant spending a substantial amount of money on full engineering.
11. The multi-family units proposed are shown in four buildings, three stories in height. The units include: 17 studios, 66 one bedroom and 42 two-bedroom units with a maximum unit count of 125. The regulations require 10% of those units as affordable units – the applicant has provided a statement that they intend to offer 13 studio units as affordable units. Details and an Affordability Plan would be required with the site plan submission.
12. Pedestrian access is being accommodated around the residential and commercial site, including adding a link of sidewalk along Sullivan Ave to the west to tie into the existing sidewalks along the plaza at 925 Sullivan Ave. Bicycle parking requirements are being met within both the retail center and residential units.
13. In several of the areas of the residential buildings, there are 8 foot retaining walls shown. At the time of the site plan application, the color/design of the walls should be reviewed.
14. There is a 50' buffer requirement along the easterly property boundary adjacent to Strawberry Fields Condominium complex. The buffer plantings must be designed by a licensed landscape architect. The buffer must obscure most of the view between the residential and non-residential zones within 5 years, and substantially block the view at maturity. To maximize using existing vegetation on site for the buffer to the east, trees of significance to be preserved in the buffer area should be identified on the plans at the time of the site plan and located in the field.
15. The SAMUD requires 400 sq ft of recreation area per unit. This requirement is illustrated to be met through both active recreation (a clubhouse and outdoor pool) and preservation of the existing vegetation along the south and eastern property boundaries.
16. There are regulated wetlands on this site and activities shown within the wetlands and upland review areas. IWA/CC approval is not required for the general plan; if PZC approves this application, then the applicant will need IWA/CC approval for the site plan.
17. The Architectural and Design Review Board reviewed the general plan and architectural elevations at their March 18 meeting. The project was generally well received noting the need for redevelopment in this area. Comments/ questions centered around the preservation of trees along Sullivan Ave., views into the site from Sullivan Ave., location, safety and height of the retaining walls and use of complimentary materials on the commercial land residential buildings. It was suggested that additional elevations and perspectives be provided to better illustrate the appearance from Sullivan Ave. The applicant did prepare the suggested perspectives and you should have received them as a part of your packet. The applicant will be required to return the ADRC at the time of the site plan to address the site and architectural details.
18. The site is more than 500 feet from a Town boundary, so no referral to CRCOG was required.
19. At the site plan stage, in addition to previous comments, we would request the following items be addressed:

Explore putting a pathway from the first residential unit along Sullivan Ave to the traffic light if grades permit;

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

APRIL 13, 2021

Document all easements and agreements between the commercial lots;

Show project phasing, in accordance with Section 5.10.B.9

20. If this zone change is approved, the Commission must state on the record that you have found the zone change to be consistent with the Town Plan of Conservation and Development.

Town Engineer Jeff Doolittle gave staff comments:

1. The existing building at 1017 and surrounding drive and parking area needs to be shown better on the existing conditions/background plan.
2. It would be helpful to label each of the proposed residential buildings as Building 1-4 or A-D.
3. Consider rotating the 12-unit residential building 90 degrees to move it further away from the main access drive and sidewalk and to be able to move the first driveway into the residential parking areas closer to this building.
4. Clarify how the retaining wall heights were determined and show more proposed grading around these walls. From the existing grades shown, it appears the walls by the back (southeast) two buildings should be 20 feet high or more. The retaining wall by the front 36-unit building looks to be about 8-10 feet high and the wall by the 12-unit building appears to be about 5-6 feet high.
5. What materials will be used to construct these walls and what will they look like?
6. I would like to see preliminary proposed grades in the driveways and parking lots between the buildings.
7. The sidewalks that abut parking spaces need to be at least 6 feet wide to account for curbs and the overhang of vehicles.
8. The proposed sidewalk along the main access drive is close to the drive and should be moved back further away from the drive to provide better separation for pedestrians and a larger snow shelf.
9. Will all the existing drainage on site be removed?
10. Where will storm water discharge from the proposed detention basin?
11. I will need to see calculations and details for the proposed site drainage and detention basin with the site plan
12. Will the pump station behind the shopping center building be new or will the existing one be reused?
13. I only see one sewer lateral from the existing shopping center building to the pump station. Will there be additional sewer laterals from this building to the gravity sanitary sewer?
14. Will there be any grease separators on the sewer lateral(s) from the existing or proposed buildings?
15. We will need additional information on the proposed sanitary sewer flows and pump station design. We are checking on the capacity of the sanitary sewer main in Sullivan Avenue.
16. Does or will the existing bank building that is proposed for a restaurant have a sanitary sewer pump system?

Chairman Pacekonis asked for public comment.

Mr. Bill Jodice of 32 Green Lane called in to support the zone change request. A special exception was granted to Evergreen Walk to allow a new grocery store that was found to be beneficial to the proximity of

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

APRIL 13, 2021

the apartments in Evergreen Walk. Geisslers has been in town for over 30 years and deserves our support to allow apartments as part of their great new development for this area of South Windsor.

Mr Marek Kozikowski of 863 Clark Street thanked the owner of Geisslers for hiring a superb development team to provide a great project for the town and voiced support for the zone change. The zone text is a good regulation to allow mixed use development. It brings more housing options and the ability for our residents to age in place and provides additional affordable housing opportunities.

Chairman Pacekonis stated the public hearing will be continued to April 27th. Commissioner Wagner made a motion to continue the public hearing. Motion seconded by Commissioner Dexter seconded. The motion carried and the vote was unanimous.

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:29 p.m. was made by Commissioner Wagner
Motion seconded by Commissioner Dexter.
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,
Recording Secretary