

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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APRIL 27, 2021

MEMBERS PRESENT: Frank Bonzani, Stephanie Dexter, Bill Flagg, Kevin Foley (left meeting at 7:45), Bart Pacekonis, Steve Wagner

ALTERNATES PRESENT: Paul Bernstein, Michael LeBlanc, 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 in attendance

PLEDGE OF ALLEGIANCE

Secretary Commissioner Bonzani read the legal notice as published in the Journal Inquirer on Thursday, April 15 and Thursday, April 22, 2021.

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

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

PUBLIC HEARING / WebEx Conference ONLINE MEETING 7:00 PM

1. **Appl. 21-19P, TOSW Farmers Market** – request for a two year temporary and conditional permit to operate the Farmers Market weekly from May 22 – September 25, 2021, on property located at 220 Nevers Road, RR zone

Superintendent of Parks and Grounds John Caldwell and Director of Parks and Recreation Molly Keays presented the application. Mr. Caldwell described the new location for the TOSW Farmers Market at 220 Nevers Road in the back portion of the field directly across from Ayers Road. Entry will be from Nevers Road with a grass parking lot 500 feet into the site near the vendors. Handicap parking will be on the grass area next to the vendors. Ms. Keays indicated the new location will be in the open field allowing the market to expand in a family friendly area away from Nevers Road, and away from the homes at Windermere Court. A three foot high berm is proposed as a buffer to the residential that will be planted with forsythia. An aerial map was shown of the parking area measuring 320 feet long and a gravel drive was described. Porto-lets to be provided. Mr. Caldwell and Ms. Keays described plans for the Farmers Market to grow with a new person on board to manage it. The market will have a community focus for families in the larger area that will accommodate more vendors as it grows and perhaps live entertainment. A park trail through the fields not far from the Bark Park was shown connecting to the Farmers Market site.

Director of Planning Michele Lipe gave staff comments:

1. Request for of a two-year temporary and conditional permit for a farmers market sponsored by the SW Parks & Recreation Commission located on the southern portion of the farm field at 220 Nevers Road, RR zone
2. The market will be held on Saturdays from May 22nd through September 25th. Set up will start at 8:00 a.m. The market will run from 9:00 a.m. – 12:00 p.m.
3. The market will feature items grown or produced by local farmers such as: vegetables, fruits, flowers, honey, cheeses as well as specialty products produced from local farmers' products. Live entertainment will be featured as well.
4. A map has been provided showing the parking and layout for the event (vendor location, vehicle entrances and exits as well as traffic flow.) Access into the site will be from a single access drive to be

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improved at 220 Nevers Road. Parking area to accommodate 130+ cars will be located in front of the market area. We have asked the Parks Department to consider a safe passage for pedestrians that might want to access the park from Nevers Road and/or the Community Center.

5. In addition, the Town Parks Department will be creating a soft berm, planted with forsythia, within the 50 foot buffer area along the property boundary of Windermere Court.
6. All health code requirements for vendors selling food or offering food samples must be met. The applicant will be responsible for ensuring that all necessary permits are obtained and submitted to the Health Department and to coordinate an inspection of the vendor booths prior to opening for the season.
7. Temporary signage is permitted Civic non-profit groups are allowed temporary signage on and off-site advertising special events and are permitted through the Planning Department.
8. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."

Town Engineer Jeff Doolittle gave staff comments noting when this portion of Nevers Road was redone a curb cut was left to this field across the sidewalk that was reinforced. The Town recommends that this curb cut will be used for access to and from the farmers market. The site is all grass since it is the first year at this new location allowing flexibility to shift things around according to need.

Chairman Pacekonis asked for public comment. Mr. Lehmann stated there was no one on the line to speak.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Bonzani stated the plan is great opportunity to bring the market back bigger and better.

Commissioner Dexter agreed with Commissioner Bonzani and voiced full support.

Commissioner Flagg commented that the original location had the advantage of getting emergency vehicles there fast, and asked if the new site has the same advantage. Mr. Caldwell answered affirmatively stating there is plenty of room for vehicles and emergency access.

Commissioner Wagner voiced his support for the farmers market getting bigger but asked about visibility of the new site, and suggested signage at original location to direct people to the new location. The commissioner also asked how the land will be on a rainy day for parking and vendors. Mr. Caldwell described the vendor area as pretty dry and noted the southwest corner can be wet but they are seeding it. Ms. Keays stated the Farmers Market will have lots of advertisement on signs, social media and by word of mouth about the new location. Commissioner Wagner asked about handicap ADA accessibility to vendor locations. Mr. Caldwell stated we will be working diligently to create accessible spaces as close as possible to the vendors that are to be located on a flat surface.

Commissioner Bernstein voiced support with doing things like the farmers market that look like we are getting back to normal, and reinforced Commissioner Wagner's comments about advertising stating many who frequented the farmers market may not be on social media so marketing from a 360 degree approach using all forms of media will help insure the market's success.

Commissioner LeBlanc voiced support and concurred with fellow commissioners noting the land to be used is old farm land and may have issues after a few days of rain. Marketing will be very important for the new

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site that is hidden away from the road. Physical advertising will go a long way to get people there especially with signs at the old location to help direct people to the new site.

Commissioner McGuire voiced her appreciation for the farmers market and asked about the curb cut and plans to create a driveway. Mr. Caldwell indicated on a map their plan for a gravel driveway 325' in from the road up to the parking lot area. The material to be dug out will be used for the berm. Mr. Caldwell stated traffic that will be on a path overtime will create a hardened path that will take care of rain issues.

Commissioner McGuire asked if there will be people directing traffic. Mr. Caldwell stated they plan on that, and to use signage by way of pigtailed to direct pedestrians. Porta-lets will be used with the hopes of buying a portable toilet trailer in the future. Ms. Keays stated the layout for vendors will be determined by the number of vendors and social distancing.

Director Lipe noted that Commissioner Foley was online but was having trouble with audio.

Mr. Caldwell stated the Strawberry Festival will take place June 12th and they do not plan on having the Farmers Market on the same weekend to avoid any conflicts.

Chairman Pacekonis asked how many handicap ADA spaces will be provided. Mr. Caldwell stated they have not determined the number but can offer ten spaces that can be modified as needed. Lines will be laid out on the lawn to indicate spaces. Chairman Pacekonis asked if there will be safe egress for those biking in. Mr. Caldwell indicated a lane can be created next to the road using pigtailed or painting a walk lane. Chairman Pacekonis stated he appreciated vendor parking being located away from attendee parking.

Commissioner Wagner encouraged that a plain dirt path is installed beside the gravel road for bicycles.

Chairman Pacekonis closed the public hearing at 7:42 pm

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 development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone (**continued from 4/13/21**)

Chairman Pacekonis noted the large number of letters received to be read into the record that have been posted online with the agenda.

The Chairman appointed Alternate Commissioner LeBlanc to be seated for Commissioner Foley who left the meeting at 7:45 p.m.

Commissioners Bonzani and Dexter read the following letters (Exhibit A):

Commissioner Bonzani read a letter from Mark Abrahamson, resident of Strawberry Fields, written in opposition to how the project has developed with overly high buildings too close to their condominiums, that will adversely impact their quality of life visually and with attendant noise and traffic.

Commissioner Dexter read a letter from John and Diane Hawkins of 703 Dzen Way written in general support of the project but with suggestions to relocate the three story buildings further away from Strawberry Fields and add some noise abatement techniques to reduce noise from the pool area. Additional traffic on Sullivan Avenue will make left turns into and out of Strawberry Fields more difficult.

Commissioner Bonzani read a letter from Steven Hintz, South Windsor resident and business owner at 1330 Sullivan Avenue, in support of the plaza renovation and proposed apartments

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Commissioner Dexter read a letter from Matthew and Maureen Miller of 1202 Dzen Way in support of the refurbishment of the plaza, but with concerns about: the height and proximity of the building closest to the property line, increased foot traffic through their neighborhood to access the Donnelly Preserve, increased vehicular traffic, and impacts to resale value of their homes. They ask that the distance between apartment building and property line is increased, the height of building decreased to two stories, an appropriate barrier installed to prevent foot traffic, and traffic management is implemented.

Commissioner Bonzani read a letter from Ruth Preston of 1003 Dzen Way with concerns about the size of the project and the impact of noise and traffic, and that a scaled down version would be more acceptable.

Commissioner Dexter read letters submitted with pictures from James Greeson of 1102 Dzen Way about the importance of the plaza's renovation but with concerns about the visibility of the apartment buildings from Strawberry Fields, the need for the previously mentioned connection from the apartments to the Donnelly walking trails, and the proposed height of the apartment buildings.

Commissioner Bonzani read a letter from Coreen and Wayne Sumple of 1004 Dzen Way with serious concerns about the buffer, proximity, and height of the new buildings that will negatively impact Strawberry Fields, as well as impacting property values. Requests were made to mitigate the potential impact by increasing the distance between the proposed apartment buildings and property line, decreasing the height of the closest building to two stories, installing a visually attractive barrier of appropriate length to prevent foot traffic, and providing direct access, with signage, from the development to Major Donnelly Preserve.

Commissioner Dexter read a letter from Shauna Raupach written in support of the redevelopment and apartments.

Commissioner Bonzani read a letter from Nora Santos of 45 Highland Avenue, Broad Brook, written in support of the redevelopment and apartments.

Commissioner Dexter read a letter from the Economic Development Commission Chairman Paul Burnham with unanimous support of the zone change from the EDC.

Commissioner Bonzani read a letter from Lawrence Brown of 71 Robert Drive in support of the mixed-use development.

Commissioner Dexter read a letter from Kathy Kerrigan of 1838 Main Street in support of the redevelopment of Sullivan Avenue Plaza and Geisslers.

Commissioner Bonzani read a letter from Linda Cole of 903 Dzen Way with concerns about the number, height, and close proximity of the 125 apartments to Strawberry Fields, and additional traffic that will be created, with the request that the owners of the plaza, at its expense, install and maintain a barrier between the properties.

Commissioner Dexter read a letter from Robert Dickinson of 400 Seabury Drive in Bloomfield (formally of South Windsor) with a suggestion to modify the application to specify 10' sidewalks or bituminous multi-modal side paths to provide safe pedestrian access into and beyond the development. This will provide another segment to meet the long term goal of a 10' multi-use path starting at Route 5 and ending at South Windsor Town Center.

Commissioner Bonzani read a letter from Terri Butler of Strawberry Fields with a request of putting in sidewalks from the Plaza along Sullivan Avenue to the Donnelly Nature Preserve for new residents who may walk to the preserve.

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Commissioner Dexter read a letter from John Kania written in opposition to constructing apartments at Sullivan Avenue Plaza because the increase in traffic and effect on wetlands will outweigh any business support, and in opposition to creating a convenience store in the gas station location that will compete with local businesses.

Commissioner Bonzani read a letter from Richard and Gail Czapla of 1001 Dzen Way in support of the redevelopment but with concerns that three-story buildings are to be built 110 feet from their homes. A permanent barrier including trees is necessary as a buffer, provided by the builder, to provide privacy and security necessary for good neighbor relationships.

Commissioner Dexter read a letter from Alan Cavagnaro of South Windsor written in support of the zone change request and general plan that will bring construction jobs and will attract families and young adults and businesses to South Windsor. The affordable units offered (10%) will allow residents to continue to live in South Windsor as they age, and the plan supports Geissler's who has been here for generations.

Commissioner Bonzani read a letter from Kenneth Sek of 285 Griffin Road asking the Commission to approve the zone change and general plan application, and in support of continuing the 10' bike/pedestrian path on Sullivan Avenue in front of the new plaza.

Commissioner Dexter read a letter from Rhonda and Robert Bagshaw of 8 Saddleback Drive written in support.

Commissioner Bonzani read a letter from Jill and Scott Harrison of South Windsor written in support.

Commissioner Dexter read a letter from L. Mercer of 88 Brook Street written in support of the entire project.

Commissioner Bonzani read a letter from The Nardini's of 761 Griffin Road written in full support.

Commissioner Dexter read a letter from Sam and Donna Perino of 196 Frazer Fir Road written in support of the new development.

Commissioner Bonzani read a letter of support from Brenda Rogers who does not agree with two-bedroom apartments putting pressure on schools but is in support of studio and one-bedroom units.

Commissioner Dexter read a letter from Kathy and Bob Morano of 45 Rockledge Drive written in strong support of the mixed-use development for Geissler's who is making a substantial investment in South Windsor.

Commissioner Bonzani read a letter from the Medina and Pezic families written in strong support of Sullivan Avenue Plaza where senior citizens can live next to their favorite grocery store.

Commissioner Dexter read a letter from Jill and Scott Harrison a second time.

Commissioner Bonzani read the letter from L. Mercer of 88 Brook Street a second time.

Commissioner Dexter read a letter from Helmar Wolf, President of The Mill Inc. dba Mill on the River written in support of the apartments and retail renovations for Sullivan Avenue Plaza.

Commissioner Bonzani read a letter from Rhonda Bagshaw of 8 Saddleback Drive written in support of the proposed mixed-use development.

Commissioner Dexter read a letter from Michael and Angela McMath of 801 Dzen Way in support but with concerns about the height and proximity of the apartment buildings closest to Strawberry Fields and the additional traffic generated, suggesting a left turn lane added on Sullivan Avenue to Strawberry Fields.

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Commissioner Bonzani read a letter with attached file illustrations from Jim Greeson of 1102 Dzen Way with concerns that the revisions to the Sullivan Avenue Plaza plans has moved the apartment buildings closer to Strawberry Fields (120 feet away), the 2 ½ building story height allowed in the zone next to single family homes and the negative impact of 3 ½ stories, and inadequacy of the buffer proposed.

Commissioner Dexter read a letter from Andrea and David Thoman of 1002 Dzen Way with concerns about the impact of the 3-story height and proximity of the apartment building to Strawberry Fields, the inadequacy of the proposed barrier of trees, and health issues from garbage created by the high population density, and increase in traffic generated.

Commissioner Bonzani read a letter from Michael and Angela McMath of 801 Dzen Way a second time.

Commissioner Dexter read a letter from Carol Ann and Charles Manzella with concerns about the height and proximity of the apartments with direct sightlines to homes in Strawberry Fields, noise associated with apartments, pool, parking and commercial traffic to the plaza, recommending moving the complex away and reducing the buildings height.

Commissioner Bonzani read a letter from Angelo and Carol Gesmundo of Strawberry Fields in support but with concerns and recommendations to increase the distance between the proposed apartment building and their property line, decrease the height of the buildings, install a barrier to prevent foot traffic, and provide direct access and signage from Sullivan Avenue Plaza to the Major Donnelly Preserve.

Commissioner Dexter read a letter from Terri Butler of 803 Dzen Way with concerns about where children will play at the new development, and the 3-story height of the apartments so close to Strawberry Fields, suggesting less apartments and changing the height or moving the project to Evergreen Walk.

Bonzani read a letter from Elaine Anderson of 804 Dzen Way with concerns about the 3-story height of the apartments and distance from Strawberry Fields, the additional traffic and noise generated, and management and upkeep of the properties.

Commissioner Dexter read a letter from Paula Csengo and Arline Stieber of 202 Strawberry Lane in support but with concerns about the height and proximity of the building proposed closest to Strawberry Fields, the need for a buffer, prevention of foot traffic through Strawberry Fields, impact on their home's resale value, and future maintenance of the new structures.

Commissioner Bonzani read a letter from Jon Chasse 1101 Dzen Way with concerns and recommendations. The rejuvenation of the plaza is welcome but the current plan presents scale, density, devaluation, privacy, noise, traffic, visual encroachment and potential trespassing issues. Interpreting code definition, buildings should be limited to 2 ½ stories. A permanent barrier wall/fence at a height equal to the height of the buildings built between Strawberry Fields and apartments is suggested, as well as, access from the plaza property to the Major Donnelly Preserve provided.

Commissioner Dexter read a letter from Steven and Susan Livingston of 501 Dzen Way with concerns about the scope of the project having a negative effect on the value of their home; size and location and number of apartments; and buffer that is not in good shape and will take 20+ years to be considered a buffer. Noise from the clubhouse and pool, odors from dumpsters, residents cutting through to access the Donnelly Preserve, wildlife diminishment, and traffic concerns were cited.

Commissioner Bonzani read a letter from Margaret and Bill Dopirak of 102 Strawberry Lane in support of the plaza redevelopment but with concerns that the 3 story apartment building is too close to their property, the pool and clubhouse will invite noise and light pollution to their neighborhood and the negative impact to the value of their homes.

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Commissioner Dexter read a letter from Donna Smith 1203 Dzen Way in favor of redevelopment but with concerns about the 3-story apartment buildings situated 120 feet from single story homes without enough of a visual barrier to protect privacy, citing concerns about security that renters will use their private street as a short cut to the Major Donnelly Preserve, and traffic issues.

Commissioner Bonzani read a letter from Gretchen Marx of 802 Dzen Way in support but with concerns about the buffer being inadequate to screen a building in such close proximity, the height of the buildings, and that storage units and dumpsters are enclosed and not visible. Strawberry Fields in a private community and requests the developer to make provisions for tenant to access the Donnelly Nature Preserve from behind the development to avoid foot traffic through their property.

Commissioner Dexter read a letter from Carol Gesmundo of Strawberry Fields in support of the project but with concerns about the potential of noise, traffic generated, height and closeness of apartment buildings, and impact on resale values of their homes.

Commissioner Bonzani read a letter from Althea Freemer of 701 Dzen Way in support but with concerns about the height of the apartment buildings and impact on privacy and security for the residents of Strawberry Fields.

Commissioner Dexter read a letter from Dolores Massari of 901 Dzen Way in support of the redevelopment but with concerns about the impact on the homes in Strawberry Fields. The 3-story apartment building closest to Strawberry Fields will be 120 feet from our nearest home. Four of the five homes closest to this building (including mine) are one story high. Our bedroom windows will face the bedroom windows in this apartment building impacting privacy. The depiction of trees in the buffer zone blocking this apartment building from view are unrealistic and will take many, many years for any plantings to obscure the view.

Commissioner Bonzani read a letter from Pam Bartol and Dan Wienick of 502 Dzen Way in support of the project but with concerns about the 3-story height of the apartments so close to Strawberry Fields, the additional traffic generated, apartment tenants trespassing to access Major Donnelly Preserve, and impact on their home's resale value.

Chairman Pacekonis asked if anyone was on the line to speak. Mr. Lehmann connected a call from Mr. Eric Neilsen of 18 Fox Hill Road, one of the fourth generation owners from the Geissler family, asking for the help of the Commission to accept the project with 125 apartments as proposed so the project can go forward.

Chairman Pacekonis asked for comments from commissioners.

Commissioner McGuire noted that most of the comments received from residents of Strawberry Fields are in favor of redevelopment but with concerns about the height and proximity of the closest buildings, and asked how close the buildings are to Strawberry Fields and whether they might be too close.

Mr. DeMallie, President of Design Professionals Inc., representing the applicant, noted the building in question is the easterly building closest to the southeast corner. They have represented at all times through the process, including in the three meetings held with residents at Strawberry Fields, that the buildings would be three stories tall. Regulations are being met that allow for a maximum of three stories with a 50' buffer requirement. The buffer will be added to the existing 25' buffer required at Strawberry Fields that was developed under the multifamily zone because they are attached single-family units.

Mr. DeMallie stated the closest corner of the easterly most building is shown to be 120 feet from closest building in Strawberry Fields on the General Plan at this time. The building cannot be moved much further to the north because of the required setback from Sullivan Avenue and is limited to a few feet that it could be

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moved. The other corner of that same building is angled to be 140' from the closest Strawberry Fields building.

In between is the Strawberry Fields buffer consisting of a wooded area with maturing trees measuring 20'-25' and a wooded area of deciduous trees of varying sizes and condition, some with invasive vines. Surveyors have located all the trees within that wooded area from small to substantial, and the question is how to buffer. Regulations allow for an inter-planted buffer to retain as much vegetation as possible between the property line and the 50' buffer that they intend to go beyond. Another option is to remove the existing trees on the subject property while retaining the existing Strawberry Fields 25' buffer in order to replant the buffer that overtime will become more effective with alternating rows of evergreen trees that would create complete screening 30 to 60 feet in height.

The elevation is higher at Strawberry Fields than where residential area of the site is proposed to be dropped down in elevation. This will create a berm affect between the properties that will help obscure the view of the new development. The elevation drop also helps achieve handicap accessibility to all first floor levels of the residential buildings. Over half the units will be handicap accessible, including the second and third floors of the elevator building.

The applicant's team of planners, engineers and landscape architects working with Town Staff has developed a buffer design. Input to work together is welcome to continue the design of the buffer that will overtime completely obscure the development. The height of the berm could be increased and have an opaque fence somewhere within the 50' buffer, with or without a gate for access. This is an opportunity to work together to create the 75 foot buffer, that is rare between properties and will include mature trees. Berms, fencing and plantings will be included at a site plan phase. Commissioner McGuire indicated her questions regarding the height and proximity of the building were answered by Mr. DeMallie who may have helped clear up some concerns of the residents and hopes there will be ongoing talks with those who will be most impacted by the project.

Commissioner LeBlanc noted concerns for sidewalk access on Sullivan Avenue and especially access over to Major Donnelly Park to avoid pedestrians cutting through Strawberry Fields, and asked if sidewalks will be incorporated in the plans. Mr. DeMallie stated they are building 220 feet of sidewalk along Sullivan Avenue over to the Mexicali Grill and will be building over 4,000 feet of sidewalk throughout the development, as well as redoing the intersection on Sullivan Avenue with a new crosswalk for pedestrian safety.

The Sullivan Avenue frontage from the driveway to the property line with Strawberry Fields measures 1,350 linear feet and all but 90 feet has a State guide rail because of how steep the 1 ½ to 1 slope is. It is particularly prohibitive in front of Hot Leathers with a 15 foot drop that begins to level out at Strawberry Fields. There is not a shelf for a sidewalk all along that section of the road, where the land drops off within the State right-of-way. It would require building a shelf by creating a retaining wall system along much of the 1,350 feet to support a sidewalk. A fence atop the retaining wall would be required to meet Building and State code requirements. The sidewalk, shelf and retaining wall will be cost prohibitive to build. Additionally, at the end of the property the guide rail continues beyond Strawberry Fields because the slope is steep that would require people to hop over a guide rail into traffic on Sullivan Avenue to walk a mile to the next section of sidewalk. The mature Evergreen trees along the frontage of Strawberry Fields would also pose obstruction. Commissioner LeBlanc asked about direct access from the subject property to the Major Donnelly Preserve rather than along Sullivan Avenue. Mr. DeMallie stated it can be addressed at the time of the site plan but it will go through regulated wetlands.

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Commissioner Bernstein stated this is a desperately needed project and noted the letters from Strawberry Fields residents. He complimented Mr. DeMallie for his skills and meeting with the residents, and encouraged the process to continue to find resolution for everyone's concerns.

Commissioner Wagner agreed that building a sidewalk along Sullivan Avenue to Strawberry Fields is not realistic. The improved intersection will link up to sidewalks on the other side of Sullivan. Sidewalks on Ayers Road are listed in the POCD as a high priority, and have not yet been installed and need to be addressed. Commissioner Wagner noted an elevation showing the berm where windows of some of the Strawberry Fields residences are mostly below the level of the berm. The Commissioner stated he understands the residents' concerns, but they may prove less of an issue especially when the buffer is properly addressed. At the time of site plan, the pool and clubhouse need to be adequately screened from the residences. The issue of increased children is a minor one that has been addressed with the data provided as was considered in the design of the SAMUD zone regulations. The Commissioner suggested that when the traffic intersection is improved it can be looked at in coordination with other traffic lights up and down Sullivan Avenue to improve left turns in and out of Strawberry Fields. Commissioner Wagner complemented the project and stated he would not ask the applicant to reduce the height of the buildings or change their configuration but buffering of the site needs to be adequately addressed.

Commissioner Flagg asked about the elevator building that Mr. DeMallie described with 41 units. Over half of the units in the development are handicap accessible. There are no stairs to any of the buildings so all first floor units and the first, second and third floors of the elevator building have full ADA accessibility as well as the Clubhouse building. All four residential buildings are totally residential.

Commissioner Dexter asked about the affordable component and voiced disappointment in the intent of the 10% regulation to have all affordable units designated as studio units. The Commissioner requested that the affordable units should be recalculated across the three types of units (studio, one and two bedroom units). Commissioner Dexter asked if there will be any loading zones for deliveries or moving. Mr. DeMallie described package delivery areas to be provided adjacent to the clubhouse in a centralized location with the potential of refrigerated units for grocery deliveries.

Commissioner Bonzani noted neighbors' concerns regarding windows on the side of the closest building facing Strawberry Fields. Mr. DeMallie stated the end of the closest building is 61 feet wide and will have bedroom windows on the three levels. The windows were redesigned and increased in number at that end of the building at the request of ADRC. No patios or balconies are facing that side. The buffer as it matures will obscure the building but it will take time. Commissioner Bonzani stated a lot of privacy is lost at 120 feet, and recommended fencing and a good buffer.

Chairman Pacekonis echoed the concerns of Commissioner Dexter regarding the affordable units that should involve all unit types, suggesting a few studios, 7 one-bedroom and 4 two-bedroom units should be included. The Chairman stated he would like to see something worked out for the sidewalk on Sullivan Avenue to include the State if necessary and noted the amount of concern from Strawberry Fields residents regarding the buffer. The Chairman recommended the 50' buffer area is cleaned up and have a conservation easement placed from the property line 25' into the property. Chairman Pacekonis stated he understands the neighbors' concerns and noted the first plan initially shown had the closest building 200 feet away from the closest building in Strawberry Fields, but with the acquisition of an additional parcel the plan was changed. The Chairman noted studios, one and two bedroom units were planned but now there are one and two bedroom units with dens that were never discussed, suggesting regulations were being taken advantage of. Pacekonis confirmed with Mr. DeMallie that the site will not be site neutral for dirt and noted a need for a pedestrian

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phase at the light at Ayers Road. Chairman Pacekonis noted part of the buffer is being used to meet the active recreation requirement from the 400 sf of recreation per unit and is taking advantage of the regulation. The Chairman noted Town Engineer Doolittle's suggestion of moving Building Three 90 degrees that could be addressed at the time of site plan application. Mr. DeMallie stated they will revisit the plan to move the building 90 degrees and address it at the next public hearing. Mr. DeMallie summarized their plan for the configuration of den units. Sixteen of the eighteen units with dens are in the one-bedroom units, and none are in the studio units. There is an increased demand for offices for those working remotely at home in this time of the pandemic. Twelve of the eighteen dens do not have windows, none have closets, and none meet the definition of a bedroom.

Chairman Pacekonis stated the public hearing will be continued to the next meeting. Commissioner Flagg made a motion to continue the public hearing to May 11, 2021. Motion seconded by Commissioner LeBlanc. The motion carried and the vote was unanimous at 9:40 p.m.

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Commissioner Bonzani made a motion to extend the meeting past 9:30 p.m. Motion seconded by Commissioner Wagner. The motion carried and the vote was unanimous.

CALL TO ORDER

PUBLIC PARTICIPATION: Mr. Lehmann stated there were no callers to connect.

NEW BUSINESS: Discussion/Decision/Action regarding the following:

1. **Appl. 21-19P, TOSW Farmers Market** – request for a two year temporary conditional permit to operate the Farmers Market weekly from May 22 – September 25, 2021, on property located at 220 Nevers Road, RR zone

Commissioner Flagg made a motion to approve with the following conditions read by Chairman Pacekonis:

1. The two-year Temporary and Conditional permit will expire on April 27, 2023.
2. The market will be held weekly on Saturdays from May 22nd to September 25, 2021. Set up will begin at 8 a.m. and the market will run 9 a.m. to 12 p.m. Future dates for the 2022 Farmer Market must be submitted to the Planning Department.
3. The Health Department must be consulted and proper permits obtained for vendors selling or providing food at the market.
4. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.
5. All free standing signs and/or building signs (temporary or permanent) require the issuance of a sign permit before they are erected.

Commissioner Dexter seconded the motion.

Commissioner Wagner added the following friendly amendments:

6. Curb cut on Nevers Road to be used for entrance and exit access to the site.
7. Handicap accessible parking to be located as close to the vendor area as possible.

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-11-

APRIL 27, 2021

8. Provide a dirt path for bicycle and pedestrian access along gravel drive.

Commissioner Dexter agreed to the friendly amendments.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

2. **Appl. 21-09P, Bahler , Inc.–** request for renewal of a 2-year temporary and conditional permit for a 30' x 60' storage shed on property located at 24 Jeffrey Drive, I zone

Application tabled by applicant request to be rescheduled.

IWA/CC Bond

1. Appl. 18-57P, Mike & Tony's E&S Bond in the amount of \$3,000 to be reduced by \$3,000 to leave a balance of -0-.

Commissioner Wagner made a motion to reduce the above mentioned bond; Seconded by Commissioner Flagg. The motion carried and the vote was unanimous.

Subdivision Bond

2. Appl. 20-04P, Chestnut Ridge Subdivision Bond in the amount of \$1,132,000 to be reduced by \$275,590 to leave a balance of \$856,410.

Commissioner Wagner made a motion to reduce the above mentioned bond; Seconded by Commissioner Flagg. The motion carried and the vote was unanimous.

MINUTES: 4/20/21 approved by consensus with correction to page 13 made by Chairman Pacekonis to change 'motion to extend meeting past 9:00 p.m.' to 'motion to extend meeting past 9:30 p.m.'

OLD BUSINESS

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 21-23P, Ticket Network Livestock Temporary and Conditional Permit - request for renewal of a 2-year temporary and conditional permit (Section 2.13A) for an animal agriculture permit to allow 64 chickens, 2 geese and 2 goats, on property located at 83 Gerber Road East, I zone

Appl. 21-25P, Lowes T&C – request for renewal of a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone

OTHER BUSINESS

CORRESPONDENCE / REPORTS

ADJOURNMENT:

Motion to adjourn the Regular Meeting at 9:49 p.m. was made by Commissioner Flagg.

Motion seconded by Commissioner Dexter.

The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,
Recording Secretary