

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**MINUTES**

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**MAY 11, 2021**

**MEMBERS PRESENT:** Frank Bonzani, Stephanie Dexter, Bill Flagg, Bart Pacekonis, Steve Wagner

**ALTERNATES PRESENT:** Paul Bernstein, Michael LeBlanc

**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 29 and Thursday, May 6, 2021.

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

Chairman Pacekonis appointed Alternate Commissioner Bernstein be seated for Commissioner Foley and Alternate Commissioner LeBlanc to be seated for Commissioner Greer.

**REGULAR MEETING / WebEx Conference ONLINE MEETING 7:00 PM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:** Mr. Lehmann stated no one had called in to the meeting.

1. **Appl. 21-09P, Bahler Brothers, 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

Mr. Tom Bahler presented the renewal application for the storage tent originally permitted by Superior Northeast. The landscape division at Bahler Brothers used the tent to their advantage through the pandemic last year and will generally be used for storage of their landscaping stock and equipment.

Director of Planning Michele Lipe gave staff comments:

1. Request for temporary and conditional permit for a storage tent to house equipment at 24 Jeffrey Drive, I zone. A permit was originally issued to Superior Northeast by this Commission in August 2002.
2. The storage tent is approximately 30' X 60' and will be located within the 35' front yard setback.
3. Superior Northeast has relocated from this site and Bahler Brothers, the current owner of the property, has taken over the additional property and using it for storage of small equipment, tools and supplies.
4. The building code limits the duration of temporary structures. The applicant will be responsible for ensuring this temporary structure maintains a current building permit.
5. The regulations state that Temporary & Conditional permits may be granted by the Commission for a use, if 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 had no staff comments.

Chairman Pacekonis asked for comments from commissioners.

Commissioners Wagner, Flagg, Dexter and Bonzani had no comments and voiced support for the applicant.

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Commissioner Bernstein asked if severe weather could pose concerns for the tent. Mr. Bahler described the 3” piping structure for the heavy duty membrane. Commissioner LeBlanc noted tents rattle loose over time and older tents have collapsed from snow loads and wind, and advised keeping cables tight for safety.

Chairman Pacekonis stated he visited the site and noted the membrane is getting to the end of its life with rips in the corners, and asked about their plan for how long the tent would be in use. Mr. Bahler stated they plan to use the tent for now, and will determine if they will disassemble it or buy a new membrane and continue to renew their permit. Chairman Pacekonis also noted a 20’ banner from a previous tenant that Mr. Bahler stated they will be removing.

Commissioner Dexter made a motion to approve with the following conditions:

1. The Temporary and Condition permit will expire on May 11, 2023 and will have to be renewed at that time if the use is to continue.
2. A new building permit is required to renew the temporary structure.

Commissioner LeBlanc seconded the motion.

The motion carried and the vote was unanimous.

2. **Appl. 21-13P, Distinctive Tree Care** – request for site plan modification for a 7,200 sf building and employee parking area, shown as Phase 2, on property located at 595 Nutmeg Road North, I zone
3. **Appl. 21-14P, Distinctive Tree Care** – request for site plan modification for a 4,621 sf building and associated outdoor storage, shown as Phase 3, on property located at 591 Nutmeg Road North, I zone

Mr. Daniel Jameson, Project Manager and Professional Engineer with Design Professionals, Inc. presented the application representing applicant/property owner Mr. Jason Yerke of Distinctive Tree Care with Design Professional Inc. Landscape Architect Glen Martin.

Mr. Jameson stated applications for both 595 and 591 Nutmeg Road North will be discussed as the sites interact and property owner Mr. Yerke plans on using the properties together for storage and parking needs. Plans for 595 Nutmeg includes a 7,200 sf storage building, access drive extension, storage areas, stormwater management improvements and utilities. Stormwater plans and erosion and sedimentation controls were described. All comments received from the Town Engineer are being addressed and will be satisfied.

Mr. Martin described trees used in the landscaping for both parking lots. The landscape islands are greater than 10% of the parking area with one tree located in each island. Evergreen tree screening is proposed along the northern property line. A continuous berm along Nutmeg Road will be built with a mix of evergreen and flowering shrubs, ornamental grasses and flowering trees. Plantings for the wetland mitigation area at rear of property were described. Mr. Martin described the site lighting with LED full cut off fixtures on 20’ high poles in parking areas and along the driveways with lighting paks on the building.

Director of Planning Michele Lipe gave staff comments:

1. Request for a site plan modification to add a 7,200 sf building to the rear of the existing site and for an employee parking area in the front of the building currently under construction, shown as Phase 2, on property located at 595 Nutmeg Road North, I zone
2. The site will continue to be a single access off of Nutmeg Road North, however there is an interconnection proposed to the lot to the south for the site. The original plan called for outdoor storage

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areas proposed on the site plan to the rear of the building for equipment storage as well as bins set up for material storage. In addition, the westerly part of the site will be cleared and will be used as an “operations yard” for the storage of construction materials, pipes, trailers, and material stockpiles. This new building will be within this yard and is for the storage of vehicles.

3. With the addition of this building, the impervious coverage proposed is 53%; 65% allowed. The parking requirement for these building based on the uses is 50 spaces, 38 spaces have been provided. There are 12 additional spaces shown on 591 Nutmeg Road for this site’s use. If there are going to be used to meet the requirements for this lot, an easement dedicating those spaces should be provided. Additionally, a cross-travel easement is required to be shown for access between the two lots or the lot should be removed.
4. Other improvements include additional lighting – pole mounted lights as well as lights on the new building. Full cut-off lighting is proposed no lighting will shine off the property.
5. There are regulated wetlands that affect both lots. The applicant received IWA/CC approval with modifications on April 7 with the recommendation of maintaining the existing bonds for the ongoing project and an additional \$5,000 bond for the installation of the wetland mitigation area. This bond is to be held for three growing seasons to ensure proper establishment.
6. The proposed storage building will have overhead doors on both the easterly and westerly side of the building so that vehicles can drive thru. Architectural and Design Review Committee reviewed this site on January 9. They were satisfied with the proposal as presented.
7. The site is served by public water and sewer. Water Pollution Control Authority approval is not required for this new building. The Fire Marshal has reviewed the plan and has no comments.
8. Signage proposed must meet the zoning requirements for free standing signs and building signs in industrial zones.

If this application is approved, the Planning Department has no further modifications to request.

Town Engineer Jeff Doolittle gave staff comments:

1. No utilities are shown for the proposed building in Phase 2. Will this building need any utilities including electric, cable, water, gas, sewer?
2. Will the proposed gas tank and pump have a canopy to cover them? Will this fuel system need power and a fire suppression system?
3. Will a gate be installed at the entrance to the rear driveway to Lot 2?
4. An accessible ramp should be installed at the end of the sidewalk behind the Phase 1 building that leads to the proposed Phase 3 building.

Chairman Pacekonis stated public hearings were scheduled to begin at 7:30 and the applications will be continued later in the meeting.

**PUBLIC HEARING / Webex Conference ONLINE MEETING 7:30 PM**

1. **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

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development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone (**continued from 4/27/21**)

Mr. Peter DeMallie, President of Design Professionals, Inc. representing applicant REESG Newco South Windsor LLC continued the presentation with updated information requested at the April 27 public hearing. Since the last public hearing an exhibit was submitted for Commissioners depicting area sidewalks and photographs of Sullivan Avenue frontage and also along Strawberry Fields.

Mr. DeMallie stated a trail to the Major Donnelly Preserve was brought up at the public hearing and last week they walked a possible trail connection from Sullivan Avenue Plaza through the woods out to the Donnelly trail system with Town Environmental Planner Jeff Folger, who also acts on behalf of Town Staff for IWA/CC. A trail connection through the wetlands is being explored in terms of cost that would require approvals from numerous boards and commissions and Town Council for the Town owned property prior to the PZC Special Exception Site Plan application process.

The suggestion to rotate the westerly most Building A 90 degrees has been evaluated and the current orientation was determined to be best. Presently balcony locations for individual units are orientated for better privacy facing to the side with landscaping. If reoriented 90 degrees the entrance would be facing the commercial parking lot, balconies and patios on the north side would be adjacent to Sullivan Avenue, and those on the south side facing out toward the parking lot.

The Chairman's suggestion to add new sidewalk from the site entrance drive on Sullivan Avenue to the shared property line with Strawberry Fields that would measure 1,060 linear feet was discussed in detail. In the area of the 2 to 1 slope, retaining walls would measure 18' in height by Building B and 15' in height by Building D at appreciable cost. A CT DOT guard rail runs along all but 90 feet of the 1,360 foot section because of the steep slopes adjacent to Sullivan Avenue. Specimen trees along Sullivan Avenue near Building A would be lost if the sidewalk is built and all retaining walls would require 4 to 5 foot high fencing on top per building code in order to provide some means of safety.

A pedestrian phase across Sullivan Avenue for Ayers Road suggested would be very expensive to employ. There is presently a sign for No Pedestrian Crossing there since there is no sidewalk nearby. For DOT to allow it there will have to be sidewalks on both sides of Sullivan Avenue. If a sidewalk was to end at the property line with Strawberry Fields, another consideration is the danger for pedestrians to hop the guard rail into Sullivan Avenue where there is not a sidewalk for almost a mile. The Strawberry Fields frontage with evergreen trees along the road that have grown there for 15 years was also noted. Connecting to the sidewalk at Hartford Health Care will be a major sidewalk improvement project for the Town to engineer and one of the most expensive sidewalk sections in South Windsor. This project has not budgeted for the expense and liability issues at the end of the sidewalk does not make it possible for the applicant.

Types of affordable units have been addressed at the request of the Commission. The thirteen affordable units initially proposed as all studio units have been changed as follows: two (2) studio units, seven (7) one-bedroom, and four (4) two-bedroom units distributed throughout the 125 units. Mr. DeMallie concluded that they have met the intent and letter of the zoning regulations for the Sullivan Avenue Mixed Use Development (SAMUD) regulations for this stage of zone change and general plan of development.

Chairman Pacekonis asked for public comment.

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Commissioners Bonzani and Dexter read letters from James Greeson of 1102 Dzen Way, Attorney Jon Berman of 819 Clark Street, Donna and Bill Moraza, Skip Bourke of 91 Murielle Drive, Kenneth Sek, Coreen and Wayne Sumple of 1004 Dzen Way, Mayor Andrew Paterna, Officers of the Strawberry Fields Neighborhood Association, and Dolores Massari of 901 Dzen Way. (Exhibit A)

Mr. Lehmann confirmed no one from the public was on the phone to speak.

Town Staff had no additional comments.

Chairman Pacekonis asked for comments from commissioners.

Commissioner LeBlanc voiced mixed sentiments about the sidewalk stating whether it is on one side of the road or the other, Sullivan Avenue needs sidewalks in some form as a long term goal and may take a generation to complete. Sullivan Avenue as a main thoroughfare through town should be pedestrian friendly. Commissioner LeBlanc thanked Mr. DeMallie for looking into the trail section for the Major Donnelly Preserve.

Commissioner Bernstein stated Mr. DeMallie made compelling arguments as to why sidewalks on Sullivan Avenue are problematic and is reinforced in some of the letters received. Commissioner Bernstein questioned the value of sidewalks on Sullivan Avenue noting it would be like walking on sidewalks on Route 5 and stated in light of all the comments that have been made, he is not in favor of having them.

Commissioner Wagner agreed with Mr. DeMallie about the infeasibility of putting in sidewalks along this stretch of Sullivan Avenue that when built was not designed for sidewalks and now we are paying the price. There is a way to cross Sullivan Avenue at the entrance to the project where there is a sidewalk over to Ayers Road. The Town's Master Plan for Sidewalks ought to continue the sidewalk on that side of the road all the way to Town Center, but it is not the burden of this project. Commissioner Wagner voiced support for making a trail connection from the Plaza and recommended a provision for a bus shelter for an eventual bus connection along Sullivan Avenue. The commissioner referenced a drawing of Strawberry Fields shown substantially lower in elevation than the apartment buildings where there is already a berm in place to begin to act as a buffer. The applicant has already indicated they would be clearing all vines and invasive species which is needed, but opens up visibility. Commissioner Wagner suggested a fence could be installed to go up to window height of the 3-story building.

Commissioner Flagg noted the original plaza building was built in 1965 and is 56 years old, and asked if the sewer and water pipes will be replaced. Mr. Ben Wheeler of Design Professionals, Inc. noted the utility plan shows the sewer will be replaced with a new pump station installed up to Sullivan Avenue and will be shown in detail at the site plan stage. There have been preliminary contacts with Connecticut Water and will have further discussions if the project continues. Commissioner Flagg asked if heating and air conditioning systems will be replaced in the main building. Mr. David Wagner replied yes and the intent is for new tenants to do their own HVAC systems for their particular space. Commissioner Flagg discussed the parking lot and apartments with Mr. Wheeler who stated they will be regrading and changing the parking with a completely new layout with more extensive landscape islands. All utilities including sanitary and storm drainage and existing parking lot will be reviewed and brought up to standards to match the upscale retail and residential development.

Commissioner Flagg stated he has seen the existing conditions of the woods and recommended a good size berm with a lot of trees similar to that at the Aldi site to create a buffer to satisfy the concerns of residents from Strawberry Fields. They discussed the 8' high retaining wall at the back of Building D since the building will be sunk down into the existing ground to create the berm noted. Mr. Wheeler stated the applicant is happy to work with Town staff and residents at Strawberry Fields at the next stage of site plan to

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create a full buffer design to meet every intent of the regulations. Commissioner Flagg asked if a set of stairs were planned to connect with the access across to Ayers Road. Mr. Wheeler stated the grades are not conducive to providing stairs for pedestrian access from this development to the corner of Ayers Road. The first floor of Building D is 30 feet below the elevation of the pavement at Sullivan Avenue. Commissioner Flagg noted demographics for children can change over time and suggested a second access should be required.

Commissioner Dexter stated she shares some of the frustrations of Commissioner LeBlanc and concerns of Commissioner Flagg about the zone change and whether the site is really appropriate to fit the requirements of the site. The commissioner stated she has a problem being held hostage that apartments are required to do the right thing for the plaza, while other plazas in town thrive without residential units. Commissioner Dexter also voiced appreciation for the reconfiguration of types of affordable units.

Commissioner Bonzani stated sidewalks should be part of any development and are important to start somewhere for sidewalks to connect everywhere and asked if there was an estimate for school age children for this development. Dr. Don Poland referenced his report from the prior hearing that estimated a total of 14 children, but noted the calculations did not include the dens since floor plans for the den areas were not conducive to the separation of space for sleeping units. If the estimate does include the dens the total would be 16 to 17 children. Commissioner Bonzani noted 17 more children in the school system will put us over the edge with school enrollment.

Chairman Pacekonis noted he was on the PZC when Strawberry Fields and River Walk were developed and sidewalks should have been installed at that time. Kids will take the shortest route possible and as commissioners, we need to make the community walkable. If apartments are required, the infrastructure needs to be done so kids can get around safely. Chairman Pacekonis noted comments from the public have been appreciated. The Chairman stated he walked the site and determined the conservation easement he suggested at the last public hearing in the wooded area between Strawberry Fields and the subject property would not be beneficial. The buffer needs to be totally cleared out and reestablished. The Chairman referenced the drawing elevation shown by Commissioner Wagner and stated grading could be improved going 6' higher with a 10-15' plateau at the top with trees planted on top of the plateau or setting the building lower in order to minimize the impact to Strawberry Fields. The Chairman voiced appreciation for the possible path to the Major Donnelly Preserve.

Commissioner Bonzani made a motion to keep the public hearing open until May 25. Motion seconded by Commissioner Flagg.

Commissioner Wagner stated the Commission needs to be clear about what it is asking the applicant to address on May 25<sup>th</sup>. Chairman Pacekonis stated the applicant needs to address the sidewalk on Sullivan Avenue. Commissioner Wagner suggested stairs up to Sullivan Avenue at Ayers Road could be looked at as an alternative to a Sullivan Avenue sidewalk.

Roll Call Vote taken to keep the public hearing open. Motion passed 6 to 1 with Commissioners Bonzani, Dexter, Flagg, Pacekonis, LeBlanc and Bernstein voting Yes; and Commissioner Wagner voting No.

- 2. Appl. 21-20P, Evergreen Walk Lifestyle Center LLC** – request to modify the Evergreen Walk General Plan of Development for the realignment of Evergreen Way to accommodate a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone

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Charter Realty & Development Corporation Vice President of Development Karen Johnson representing Evergreen Walk Lifestyle Center LLC presented the application with Langan Civil Engineer David Gagnon, Managing Principle John Plante and Landscape Architect Joe Aveni.

Ms. Johnson stated their proposal is for the modification of the General Plan of Development for Evergreen Walk for a realignment of Evergreen Way within Unit 2, removal of two existing buildings (53,000 sf) and the construction of a new building with a 40,000 sf grocer and a 10,000 sf retail space. Some removal of trees along the Buckland Road Hemlock Avenue intersection is included in the plan.

Mr. Gagnon showed an overview of existing conditions of Evergreen Walk for the proposed development of the eight acres of Unit 2 in southeast corner between the independent living facility and Costco. Chairman Pacekonis requested that the exhibits shown be made available to Commission members for review prior to the next public hearing. Mr. Gagnon stated the plan is to demolish the Old Navy and Sakura Gardens buildings totaling 53,000 sf that will be replaced by a 50,000 sf building housing a 40,000 sf grocer and 10,000 sf retailer. The main parking area will be in front of the development with loading at the back. The main goal is to complement and enhance the existing development through maintaining the general theme and continuity of Evergreen Walk. Landscaping, lighting and site design will continue the Evergreen Walk standard. Pedestrian connectivity will be enhanced in and through the plaza by taking Evergreen Way that presently bisects this area and reroute it to the east and north of the development.

Mr. Plante discussed the connectivity aspects of the proposal noting Evergreen Way bisects the existing parcel. Trip generation was determined to be slightly increased from what was previously calculated for Highland Park. Various configurations of the building were considered to how best to cite the store to provide connectivity, safety and meet requirements of the tenant, with a plan to separate parking areas from travel ways for vehicles and to keep truck access to dedicated access ways for safer access. Vehicular connections were shown.

Director of Planning Michele Lipe gave staff comments:

1. This proposed changes with this modification include: the realignment of Evergreen Way to accommodate a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 800 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone
2. The original general plan approved in 2001 and this plan was renewed in 2014 and modified several times over the past few years most recently for the Costco development. You have been provided a land use table which reflects the current uses on the entire site. The applicant should update the chart based on recent completion/occupancy of the daycare, independent living facility and assisted living facility. Evergreen Way should also be clearly labelled on the General Plan documents submitted.
3. This layout represents a significant change to the previous approved general plan as this plan relocates Evergreen Way to the eastern side of the new building, wrapping around the building and connecting back up with the Evergreen Way. They are showing a loading area to the rear of the building with a truck turnaround area to the west of the building. This area should be screened for the adjacent residential use at the time of the site plan application.
4. This new traffic pattern will disrupt Evergreen Way, adding a jog to the road, so additional signage may be needed to clarify the road network. Additionally, this relocation will impact the address of the VIP Nail and Spa building – which now will have its access off of Evergreen Way and will require an address change.

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5. Staff had on site meeting with the applicant and their representatives to discuss alternatives to this new road pattern. One suggestion was to line up the new Evergreen Way (north of the proposed building) with the new access drive heading into Costco to create a four-way intersection. This would eliminate the sharp turn behind the building and provide more space between the building and the roadway. Additionally, the fire marshal's office requested they review the turning radius in and around the site to make sure the fire trucks and other trucks have adequate room to maneuver safely. Of particular concern was the western parking area and the ability to get around the entire building. We also requested the applicant evaluate the design of East Access Drive and Hemlock four-way intersection for site lines and safety.
6. The sidewalk network is being extended around the perimeter of the new development keeping walkability throughout the site and adding crosswalks as necessary. At the time of the site plan, we would anticipate traffic calming and/or aesthetic treatments at some of these crossings.
7. Utility impacts are significant as they will be relocating the utilities that currently exist in Evergreen Way to accommodate the new building. Adequate public water is and sewers are available in the area and details designs would be reviewed at the time of site plan approval. The developer is currently working with the utility companies to finalize the relocation.
8. Other changes being proposed include modifying the landscaping at the Hemlock entrance through the removal of some trees and landscape enhancements of existing signage. The applicant has provided a landscape rendering of the proposed changes including documentation of the condition of some of the existing trees they plan to remove.
9. At this time the applicant has not provided any architectural drawings of the proposed building. Lighting
10. Prior to any actual building or site construction, a request for a site plan of development in conformance with the approved general plan must be submitted, reviewed and approved by the Architecture and Design Review Committee, this Commission as well as the Inland Wetlands Agency and the WPCA. The site plan will include all of the engineering details as well as final building design and site layout.

If this General Plan is approved, Planning Department requests the following updates to the general plan:

- Data table she updated to reflect the most current activity on the site;
- Labelling of Evergreen Way on the maps should be clearly shown.

The following items should be addressed by the applicant as the time of the site plan approval;

- Updated signage so that the road names are clearly identified on site;
- Specific attention given in designing the landscaping and screening in the western parking lot and truck loading area to provide a visual screening to the residents in the independent living facility, Evergreen Crossing.

All of the conditions of the 2014 general plan approval will remain in effect.

Town Engineer Jeff Doolittle gave staff comments:

1. The proposed relocation of Evergreen Way around the east side of the new building for the grocer needs to be clearly shown on the general plan and will need to be well signed as there are other buildings with Evergreen Way addresses both to the north and south of this new building.



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2. The traffic impacts of this new building cutting off the existing Evergreen Way and requiring its relocation to the east, across from the East Access Drive needs to be more fully described. For example, this relocation will add traffic turning movements to the intersection of Hemlock Ave and the East Access Drive. Can this intersection handle more turning movements as is or does it need to be modified?
3. How will the new lane from the round-about on Hemlock Ave into the new parking lot for the grocer be graded and signed? Can the northern lanes from the round-about remain as the entrance and exit into and out of the new grocer parking lot?
4. Can fire trucks, emergency vehicles and large delivery trucks safely and effectively negotiate the new geometry of Evergreen Way and get to the new building from Hemlock Ave and the North? Show truck turning templates around the new building and relocated Evergreen Way from all directions.
5. At the northern side of the new building Evergreen Way makes a sharp turn north and is offset from the access drive to Evergreen Crossing and Costco which may be confusing and difficult for drivers to negotiate. I suggest Evergreen Way be moved north to line up with the access drive in this area.
6. There are many existing utilities in Evergreen Way that will need to be relocated for the proposed building. Show where these utilities will be relocated and any associated impacts.
7. Show proposed grades for the relocated Evergreen Way and new parking lot for the proposed grocer and grades by the existing Hemlock Ave.
8. The western access drive around the proposed building is awkward and indirect due to the truck loading area. This western route needs to be made more direct and clearly marked.
9. The Traffic memo provided states this development will increase peak hour traffic trips weekday evenings and Saturdays but does not state the impacts of this increase on Evergreen Walk Roads or on Buckland Road. The Traffic impacts of this proposed building on Evergreen Walk and the Buckland Road signalized intersections (especially turning movements, LOS and que lengths) needs to be included
10. The traffic study done for Costco showed significant trips turning into Hemlock Ave from Buckland Road for that development. Have these trips been taken into account in the traffic memo?
11. The traffic study done for Costco also stated that a right turn lane on Buckland Road southbound at Hemlock Ave should be constructed due to high right turn volumes exceeding the available intersection capacity. This turn lane needs to be considered as part of this application and new building at Evergreen Walk.
12. There should not be any increase in stormwater runoff from this new development and any stormwater quality treatment measures for this area need to be updated as much as possible.

Chairman Pacekonis stated the public hearing would be continued to May 25<sup>th</sup>.

Ms. Johnson asked if there were concerns to address. The Chairman questioned how Evergreen Way is to be reconfigured and Commissioners requested clear drawings to better review the redesign of roads, the round-about, pedestrian cross walks and traffic pattern.

Commissioner Bonzani made a motion to extend the public hearing to May 25. Motion seconded by Commissioner Dexter. The motion carried and the vote was unanimous.

**REGULAR MEETING (continued) / WebEx Conference ONLINE MEETING**

**CALL TO ORDER: 9:42 p.m.**

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**PUBLIC PARTICIPATION:** Mr. Lehmann stated no one had called in to the meeting.

- 1. Appl. 21-13P, Distinctive Tree Care** – request for site plan modification for a 7,200 sf building and employee area, shown as Phase 2, on property located at 595 Nutmeg Road North, I zone

Commissioners discussed the application.

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

Commissioner Wagner made a motion to approve with the following conditions:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$10,000 to ensure establishment of storm water system and \$5,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
4. A landscape bond in the amount of \$5,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
13. All easements with metes and bounds shall be shown on the site plan.
14. A cross-travel easement is required between lot 1 and lots 2.
15. Engineering comments dated 5/6/21 must be incorporated into the final plans.

Commissioner Flagg seconded the motion.

The motion carried and the vote was unanimous.

- 2. Appl. 21-14P, Distinctive Tree Care** – request for site plan modification for a 4,621 sf building and associated outdoor storage, shown as Phase 3, on property located at 591 Nutmeg Road North, I zone

Mr. Jameson continued the presentation for the application.

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Director of Planning Lipe gave staff comments:

1. Request for approval for site plan modification for a 4,621 sf building and associated outdoor storage, shown as Phase 3, on property located at 591 Nutmeg Road North, I zone
2. The proposed use for this site is 1,000 sf of office and the remainder of the building used for potential rental and the remainder of the building is intended to be used for training. There are two areas of outdoor storage – one shown close to Nutmeg Road and the other behind the proposed building. All outdoor storage is required to be screened from the public way. The applicant has shown landscape treatment along Nutmeg Road to accomplish this screening.
3. This site will be accessed by a single access off of Nutmeg Road North and will have an interconnection with the site to the north, 595 Nutmeg Road North. Cross-travel easement is required to be shown for access between the two lots or the lot should be removed.
4. The impervious coverage proposed is 53%; 65% allowed. The parking requirement for these building based on the uses is 11 spaces, 41 spaces have been provided. Twelve spaces shown as dedicated to meet the requirement of 595 Nutmeg Road. If there are going to be used to meet the requirements for 595, an easement dedicating those spaces should be provided.
5. There are regulated wetlands that affect both lots. The applicant received IWA/CC approval with modifications on April 7 with the recommendation of maintaining the existing bonds for the ongoing project and an additional \$5,000 bond for the installation of the wetland mitigation area. This bond is to be held for three growing seasons to ensure proper establishment.
6. The building be a pre-engineered metal building with similar design elements and materials to compliment the building currently under construction at 595 Nutmeg Road. The front of the site will have a mix of deciduous trees, flowering shrubs, evergreen shrubs, and ornamental grasses with trees and shrubs in the parking lot. Full cutoff wall pak lighting is proposed on the building and pole lighting is proposed in the parking area and along the proposed drive. Architectural and Design Review Committee reviewed this site on January 9. They were satisfied with the proposal as presented.
7. The site is served by public water and sewer. Water Pollution Control Authority approval is required for the sewer connection.
8. The Fire Marshal has reviewed the plan and has no comments.
9. Signage proposed must meet the zoning requirements for free standing signs and building signs in industrial zones.

If this application is approved, the Planning Department request that the cross travel easement and sanitary sewer easement to the Town of South Windsor be shown on the site plan.

Town Engineer Doolittle gave staff comments:

1. The sewer easements and cross access and parking easements for both lots need to be filed.
2. The sidewalk with integral curb along the driveway should be at least 5 feet wide.
3. The dumpster pad should pitch out to the driveway.
4. Why are so many parking spaces shown? It looks like there are 18 extra spaces on this lot.

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5. What will be stored in the enclosed outdoor storage area in front near the road and how will this area be accessed? This is screened by a 3 foot berm and a 6 foot chain link fence with slats so any large trucks or equipment will be visible.
6. Revise the landscape plan to eliminate plants from the easement around the sanitary sewer MH in front of this parcel by Nutmeg Road.
7. WPCA review and approval may be needed for this lot.

Commissioners discussed the application.

Commissioner Wagner made a motion to approve with the following conditions:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$10,000 to ensure establishment of storm water system and \$5,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
4. A landscape bond in the amount of \$5,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
13. All easements with metes and bounds shall be shown on the site plan.
14. A cross-travel easement is required between lot 1 and lots 2.
15. Engineering comments dated 5/6/21 must be incorporated into the final plans.

Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

- 3 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

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

Public Hearing continued to May 25, 2021.

**BONDS: Callings/Reductions/Settings**

**MINUTES:** 4/27/21

**OLD BUSINESS:**

**APPLICATIONS OFFICIALLY RECEIVED:**

- 1 **Appl. 21-26P, Unitex** – request for a site plan of development to create an off-site parking lot with 50 parking spaces on 1.4 acres, on property located at 150 South Satellite Road, I zone
1. **Appl. 21-27P, UW Realty VII LLC**, request for a zone change of 33,750 sf from Industrial to General Commercial, on property located at 140 Troy Road, I zone
2. **Appl. 21-28P, UW Realty VII LLC**, request for a special exception to Table 4.1.1A and site plan of development for a duplex, on property located at 140 Troy Road, GC zone

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 9:46 p.m. was made by Commissioner Bonzani  
Seconded by Commissioner Bernstein.  
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo  
Recording Secretary