

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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JUNE 28, 2022

MEMBERS PRESENT: Steve Wagner, Bart Pacekonis, Stephanie Dexter, Alan Cavagnaro, Kevin Foley
ALTERNATES PRESENT: Carolyn Carey and Paul Bernstein

STAFF PRESENT: Michele Lipe, Director of Planning; Jeffrey Doolittle, Town Engineer; Michael Lehmann, IT Support; Caitlin O’Neil, Recording Secretary; Marek Kozikowski, Council Liaison

PLEDGE OF ALLEGIANCE

Chairman Pacekonis appointed Alternate Commissioner Carey for Commissioner LeBlanc and Alternate Commissioner Bernstein for Commissioner Vetere.

Secretary Wagner read the legal notice into the record.

CALL TO ORDER:

PUBLIC HEARING/ COUNCIL CHAMBERS- 7:00 P.M.:

1. **Appl. 22-07P, Evergreen Walk, LLC Multifamily Text Amendment** – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone (Continued from 5/10/22)

Attorney Robin Pearson of Alter and Pearson was present on behalf of the applicant. Attorney Pearson reviewed the applications in front of the Commission; text amendment, general plan modification and a special exception. Should all three applications be approved then the applicant would submit a site plan of development. Attorney Pearson commented that Alan Lamson of FLB Architecture & Planning would review the text amendment and discuss how the application has evolved based on feedback from Commissioners and town staff.

Alan Lamson of FLB Architecture and Planning reviewed the proposed text amendment in more detail, adding that they took comments from the previous public hearing into consideration and made several revisions. Mr. Lamson submitted a map showing what 1,200 feet west of Buckland Road would look like as a plan (Exhibit A). Mr. Lamson commented that they did not want this text amendment to impact the already built developments, such as the Tempo I Apartments, which is why they are now suggesting that they add language stating west of Tamarack Avenue with no specific distance. Mr. Lamson commented that he felt this language was a better way to address the concerns of the Commission.

Mr. Lamson reviewed the affordable housing component of the text amendment, which would require a minimum percentage of affordable units and would offer an option to change the mix of one-bedroom and two-bedroom units should the affordable housing percentage exceed 12%. Additionally, there is a provision added that would allow for the use of vinyl clapboard on the exterior – currently prohibited by the regulations.

Attorney Pearson summarized that this text amendment is consistent with the goals of the Plan of Conservation and Development and the newly adopted Affordable Housing Plan. She added that she hoped because of these reasons the Commission will vote favorably for the text amendment.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe commented that she felt the change in wording to reflect Tamarack Avenue instead of Buckland Road was a positive change. Ms. Lipe also had a favorable recommendation regarding the affordable housing component of the text language, however, she suggested the units be deeded by 40 years instead of 20 years.

Town Engineer Jeff Doolittle had no comment

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Chairman Pacekonis commented that there were letters to be read into the record (Exhibit B). He added that letters read at previous meetings were read in the first public hearing and accepted into the record for the second public hearing. Attorney Pearson commented that this was acceptable.

Secretary Wagner read letters of support from Ernie Annibale, Costco Representative, Sweyden Dibble, Schwab Branch Leader in Evergreen Walk, Alice Zhang and Leo Zornberg of 100 Andrews Way #301, Mingxi Liu of 800 Andrews Way #305 and Allison Lyons of 900 Andrews Way #101.

Commissioner Dexter read letters of support from Matthew Papke, Mark Woodcock, President of Woodcock Refrigeration, Jill Cofiell of 100 Andrews Way #308, Gary Rounseville, President of M&R Liquor and Emily Vardaro and Matthews Edwards of 200 Andrews Way #104.

Commissioner Cavagnaro read letters of support from Deborah and Frederick Windish of 600 Andrews Way #102, Ruth Flaherty and Matthew Palozej of 500 Andrews Way #203, Alicia Virgo and Javan Stewart of 300 Andrews Way #203 and Jessica Cardona, Property Manager of Tempo Apartments.

Secretary Wagner read letters of support from Andy Liu, owner of Sakura Garden, Paul and Dionne Bentley of 800 Andrews Way #201, Aris Lopez of 300 Andrews Way #302, Robert Semaya, Manager of 225 CPN, LLC, Town Manager Michael Maniscalco and Mayor Elizabeth Pendleton.

Chairman Pacekonis asked for public comment.

Roberta Gowing of 601 Kebalo Lane spoke against the application citing concerns with disturbance of wildlife, specifically birds, should this development be built.

Cordelia Harrington of 502 Kebalo Lane spoke against the application citing concerns with the height of the buildings.

Rita Graicerstein of 602 Kebalo Lane spoke against the application citing concerns with the building heights. Ms. Graicerstein also questioned the unintended future consequences of the development and the amount of money it cost to educate each new student per year.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Cavagnaro questioned the amount of affordable units being offered in the text amendment. Michele Lipe responded that the applicant is proposing 12.7% affordable units and also mandating in the text amendment to have at least 12.5% affordable units.

Commissioner Wagner commented on change in the text amendment that would allow for development west of Tamarack Avenue instead of Buckland Road. He added that he felt this change captured the intent of his original comments at the previous public hearing, which was to avoid creating non-conforming buildings and structure that already exist. Commissioner Wagner questioned if this text amendment would be protected should Tamarack Avenue change names. Michele Lipe responded that this would be protected. Commissioner Wagner commented that he did not have an issue with the request for vinyl siding. Also, he liked to see the higher amount of affordable units and the higher amount of affordable two-bedroom units being offered.

Commissioner Wagner questioned why the change of the deeded affordable housing units to 20 years. Attorney Pearson responded that this change came down to financial feasibility. Attorney Pearson commented that they would do 40-year deed restricted affordable units, however, they could not offer any more than 12.7% affordable units. Additionally, if the Commission required more than 12.7% affordable units and mandated them to be 40 year-deed restricted, this would likely cause the project to no longer be viable.

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Commissioner Wagner questioned if the applicant was concerned about obtaining financing with the affordable housing and deed restricted component. Howard Rappaport of Continental Properties commented the reason the proposal includes 12.7% affordable with 20-year deed restricted term is because the applicant knows that this would be financially viable. Mr. Rappaport commented that if they were required to have 40-year deed restricted units then the most they could only do 12.7% affordable units and no more than that. Commissioner Wagner questioned if the Commission was to agree to 20-years, would this prevent them from asking for some deed restricted units to be 25 years or 30 years. Michele Lipe commented that by putting a requirement of 20-years in the text amendment then there would not be a way to ask for an additional number of years for the deed restricted units in the next application. Attorney Pearson commented that the way she would read this would be a minimum of 20-year minimum term. Commissioner Wagner commented that his concern is the need of affordable housing will not go away in 20 years. Michele Lipe commented that the applicant is asking for the Commission to lessen the amount of years the affordable units are deed restricted by offering a small increase in the number of affordable units being offered. Ms. Lipe added that her understanding is the applicant is willing to do 12.7% affordable units at 40-years, however, any higher percentage of affordable units at 40-years would cause this project to not be viable. Attorney Pearson confirmed that this was correct and added that they did not want to add any further confusion and stated the applicant would be in agreement to do 12.7% affordable units at 40-years. Commissioner Wagner commented on some confusion for the text amendment language. Chairman Pacekonis made a point of order to clarify that the text amendment in front of them reads 12% not 12.7%. Attorney Pearson commented that he was correct, the text language reads 12% affordable with 40-years deed restricted and the applicant is agreeable to this.

Commissioner Wagner questioned where Kebalo Lane was located. Chairman Pacekonis reviewed where Wheeler Estates was located, which is immediately south of the proposed development. Commissioner Wagner commented on that language that reads “the number of affordable housing units exceeds 12%” and questioned if this would only be required for new 165 units being proposed or the total 365 units in this area of Evergreen. Michele Lipe commented that the text amendment would only apply to the project, which is the 165 units. Attorney Pearson clarified language and agreed with Michele Lipe, that this language applies to whatever project is being proposed under the new regulation should it be adopted. Attorney Pearson commented that she wanted to be sure the Commissioner understood that the applicant has agreed to change the text language to read 40-year deeded affordable units.

Commissioner Dexter thanked the applicant for the concession of the 40-year deed restricted units. Commissioner Dexter questioned if the site plan phase would be the time to discuss building height. Chairman Pacekonis confirmed that this should be discussed at the site plan level.

Chairman Pacekonis commented that he did not feel the text language included enough affordable units. Chairman Pacekonis commented that he felt paragraph ii in the text amendment should be 15% affordable units instead of 12% affordable units. He added that the change in 15% would be an addition of four units, which he felt was a necessary minimum as the Commission looks to achieve their affordable housing goals. Chairman Pacekonis commented that he did appreciate the applicant changing the deed restriction timeframe from 20 years to 40 years.

Chairman Pacekonis commented on the vinyl clapboard change being proposed. He felt the switch to vinyl clapboard would not be as strong of a product and could be easily damaged. He added that he would rather see the first floor of the units have a currently acceptable products and any units above the first floor and/or ground level could be the vinyl clapboard.

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Commissioner Wagner commented that Alan Lamson mentioned that there are other vinyl products available. Chairman Pacekonis responded that he did not believe the Commission has ever allowed vinyl siding on a lower floor of a building. Michele Lipe commented that this is typically not allowed in Gateway Development zone. Commissioner Wagner questioned if the Architectural Design Review Committee would be a better place for this to be discussed. Chairman Pacekonis commented that the ADRC is an advisory committee to the Planning and Zoning Commission. Commissioner Wagner agreed that vinyl siding near the ground is subject to more damage.

Commissioner Bernstein commented that the discussion on the vinyl siding seemed to be an unusual topic during a text amendment and questioned if this should be something discussed during the site plan phase. Chairman Pacekonis commented that the applicant put this item in the text amendment so they could determine this item immediately. Commissioner Bernstein questioned why the vinyl siding was being discussed during text amendment phase. Michele Lipe explained that this is the applicant's attempt to increase the affordable housing, they needed a way to reduce some of expenses for materials being used. Chairman Pacekonis commented that the applicant's 2% increase does not seem to be high enough. Attorney Pearson commented that the applicant is proposing using a mix of material on the ground floor and this issue could be raised further at the site plan phase. Additionally, the applicant would be willing to review more with Architectural Design Review Committee and then further again with the Planning and Zoning Commission at the site plan stage. Attorney Pearson commented that the applicant has spent a large amount of time finding a way to make the affordable housing component work and that is the reason for this vinyl siding request. Alan Lamson commented on the renderings submitted with the general plan of development and special exception application, the materials shown in these show a stone or brick material at the bottom of the buildings and a water table is also provided in these elevations. The purpose of this is to make sure no mechanical damage is done at this low level. Howard Rappaport reiterated when discussing the water table, they mean the two to three feet off the ground, this area would not have vinyl siding. Mr. Rappaport commented that they would be agreeable to language that allowed vinyl siding after these two to three feet.

Commissioner Wagner suggested that they modify the wording to allow vinyl siding from 36 inches above the ground. Attorney Pearson and Howard Rappaport agreed that this would be acceptable.

Chairman Pacekonis questioned how the Commissioners felt about a higher affordable unit percentage. Commissioner Foley agreed with Chairman Pacekonis' suggestion. Commissioner Wagner also commented in agreement with the higher percentages. Commissioner Bernstein clarified that Chairman Pacekonis would be recommending 12.5% for paragraph i and paragraph ii would be 15%.

Commissioner Bernstein confirmed with the applicants that they have already mentioned that any affordable component that exceeds 12.5% would jeopardize the project. Attorney Pearson commented that Commissioner Bernstein was correct. Attorney Pearson pointed out that this project falls within the range outlined in the Affordable Housing Plan, which calls for 12-15% affordable units in a proposed development. Attorney Pearson commented that if the Commission was intent on making 15% a minimum then that should have been included in the Affordable Housing Plan. Attorney Pearson reiterated that the applicant can make the development work at the proposed 12.5% at 40 years but cannot feasibly do a higher amount. She added that there has been a large amount of support from the public as well for this project and this development would have a positive impact on Evergreen Walk.

Commissioner Cavagnaro commented that he agreed with Commissioner Bernstein, as much as he would like to see 15% affordable units, if it's not attainable for the applicant then they should not raise the

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percentage to this amount. Commissioner Cavagnaro added that raising this amount past 12.5% would kill the project and he feels this project is too important for Evergreen Walk.

Commissioner Dexter questioned what is the difference of 12.7% versus 15% affordable units. Howard Rappaport explained that 12.7% affordable units would be 21 affordable units out of 165 apartments. A request of 15% affordable units would be an addition of four affordable units.

Commissioner Wagner commented that if they were to change the language in paragraph ii to read as 12.5% then it would not change the plan. Attorney Pearson responded that this was correct. Commissioner Wagner questioned if the applicant would be willing to accept the change of 10% to 12% in paragraph i as well. Alan Lamson commented that he had a suggestion for the Commission. The first paragraph could change from 10% to 12.5% and the second paragraph ii change to reflect 12.5% as well. Mr. Lamson reminded that Commission that this text amendment is only specific for the Buckland Gateway Development zone and furthermore, there are only three parcels left for development in this area. Commissioner Wagner commented that he would like to see this project move forward and understands that the Commission needs to give attention to the affordable housing component, however, this is not the only factor to consider for this application. Commissioner Wagner commented on the importance of this project is important to Evergreen Walk and South Windsor. He added that he was comfortable with both changes Mr. Lamson had suggested.

Chairman Pacekonis clarified the language being proposed in paragraph i would now reflect 12.5%. Attorney Pearson commented that this was correct. Chairman Pacekonis commented that he did not see the benefit for the change in paragraph ii to switch from the suggested 12.5% in exchange for a higher number of two-bedroom units. Chairman Pacekonis commented that he understood that this would be a step in the right direction for affordable housing.

Commissioner Carey suggested the applicant drop the number of two-bedroom units to 62% instead of the current language that reads 65%. Howard Rappaport commented that he was agreeable to this change.

Commissioner Foley commented that he was not in favor of the vinyl clapboard and questioned the necessity of this suggested change. Alan Lamson commented that this change is strictly due to the high expense of Hardie siding. Mr. Lamson clarified is earlier comment, two of the three parcels available for development in Evergreen already have determined uses. One parcel, Unit 7D, is strictly dedicated for commercial use as it must be used as the Tempo I commercial offset. Additionally, Unit 8 has already been approved for an independent senior living facility. Mr. Lamson's point was that there is no other way for multifamily or residential housing to be developed at Evergreen Walk without an applicant coming to the Commission to make a general plan change.

Michele Lipe confirmed the changes to the text amendment. Commissioner Carey clarified the change to the vinyl siding to read as 36 inches above the ground. Commissioner Foley questioned if they could change the vinyl siding to say second floor. Attorney Pearson commented that the agreed upon language for vinyl was 36 inches above the ground.

Chairman Pacekonis closed the public hearing at 8:58pm.

2. **Appl. 22-08P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone (Continued from 5/10/22)

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Attorney Robin Pearson presented again on behalf of the applicant. She commented that this public hearing was to review the general plan modification and special exception for the proposed development, specifically, the changes made to the plan and approval conditions being suggested by the applicant. Attorney Pearson commented that all experts from the design team were present, such as the Project Engineer and Traffic Engineer.

Jim Cassidy with Hallisey, Pearson and Cassidy reviewed walkability of the project, sidewalk and crosswalk details, energy features of the development, bike share program and electric vehicle charging stations. Mr. Cassidy commented that they intend to extend the sidewalks along north side of the Tempo I apartments and connect it to the new development and they would install stamped concrete crosswalks throughout the site to provide safe pedestrian crossing. Additionally, they are proposing a series of rumble strips to help slow traffic. The existing nature path would also be continued in the development. Mr. Cassidy reviewed the emergency access road on the site, which would connect near Building #12 in the proposed development with back side of Tempo I apartments. Mr. Cassidy commented on the energy efficient suggestions and saving features for the property, adding that heat pumps would not be proposed, however, a geo thermal heat pump would be installed in the clubhouse. Additionally, solar panels are being proposed on the clubhouse.

Howard Rappaport commented on the smart growth and walkability initiative that they are incorporating in the development, which they included in response from comments raised by Commissioners Cavagnaro and Wagner at the last public hearing. Mr. Rappaport commented that this development would be proposing electric ranges instead of gas ranges. Mr. Rappaport reviewed the electric vehicle charging stations, each of the 115 units with garages would have service available for an EV charging station. Additionally, there would be four fully capable electric vehicle charging stations in the development with additional conduit installed for future charging stations.

Attorney Pearson reviewed proposed approval conditions that were submitted to the Planning Department and Commission last week. Attorney Pearson reviewed the proposed approval conditions, which included the total amount of affordable housing units for the development, the breakdown of bedroom count for the entire development and the affordable units, the deed restricted terms for these units and lastly, the acceptable use of vinyl clapboard for the exterior of the development. Attorney Pearson commented that these would be the only items that they intended to present at the public hearing.

Howard Rappaport commented that this application has evolved tremendously and hoped the Commission considered the meaningful changes the applicant has made per the suggestion of the Commission and town staff.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe commented this Commission is currently exempt from CSG Section 8-30g, which mandates affordable housing. Ms. Lipe commented that this exemption has been achieved by incrementally including and developing affordable housing around South Windsor. She added that this application provides more affordable housing units, specifically for families as well.

Town Engineer Jeff Doolittle commented that he would like to see a full second access to and from the development, not just for fire and emergency vehicles. Jim Cassidy commented that he spoke with Michele Lipe about this earlier and they are agreeable to this change.

Chairman Pacekonis asked for public comment and added that the letters read in the prior application's public hearing would be considered for this application. There was no additional public comment.

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Chairman Pacekonis asked for Commissioner comments.

Commissioner Carey questioned how far the four-story tall building would be from the property line. Jim Cassidy responded a few hundred feet from this property line, on the other side of the detention basin. Attorney Pearson commented that this would be an issue that could be further addressed at the site plan phase.

Commissioner Wagner questioned the entrance location for the nature walk. Jim Cassidy reviewed where this could be accessed, end of the parking area on the south side and on east side of the clubhouse. Commissioner Wagner commented that he appreciated the review of the energy efficiency measures for the site, however, he would recommend that they consult with solar experts further to see if it's possible to install solar on the roofs of the buildings or any other places that may benefit the residents. Mr. Cassidy commented that they would review this further at the final site plan design.

Commissioner Bernstein commented that the fourth approval condition should reflect 40 years for deed restricted affordable units, instead of 20 years. Attorney Pearson commented that they agreed to this change. Commissioner Bernstein questioned the purpose of the bedroom breakdown, which is 2/3rd two-bedroom units and 1/3rd one-bedroom units. Howard Rappaport responded that they were looking to match the proportions of bedroom types for both standards units the affordable housing units.

Commissioner Wagner questioned if this project would be built in phases. Howard Rappaport commented that they not be building this development in phases, it would be built all at once.

Chairman Pacekonis closed the public hearing at 9:35pm.

3. Appl. 22-17P- Scannell Properties #644, LLC – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone (Continued from 6/14/22)

Peter DeMallie of Design Professionals presented on behalf of the applicant. Daniel Madrigal representative of Scannell Properties was present. Mr. DeMallie also commented that Nancy Demay of the Woodcock family, who has agreed to sell the property, was present as well. Mr. DeMallie reviewed the design team that was present, Louis Vandeloecht from GMA Architects, Attorney Tom Cody of Robinson & Cole, Ben Wheeler Landscape Architect with Design Professionals, Daniel Jameson Project Manager and Project Engineering with Design Professionals, Matt Gustafson Soil Scientist from All Points Technology Co. and Christopher McLean Traffic Engineer from Langan Engineering. Mr. DeMallie commented that the only need for resubdivision is due to change of the Kennedy Road right of way and drainage to the cul-de-sac. Mr. DeMallie added that Scannell Properties has agreed to build a cul-de-sac per the request of the town and is also willing to donate 68 Kennedy Road to the town and the 10-foot strip along the railroad. Mr. DeMallie commented that since the last meeting they redesigned the Kennedy Road cul-de-sac to provide a 10-foot snow shelf and the detention basin on 68 Kennedy Road would no longer be an easement since it would be deeded to the town. Mr. DeMallie reviewed the memos distributed that addressed town staff comments. The applicant is in agreement to comply with all items except to rebuild Kennedy Road. Mr. DeMallie commented that the responsibility of the lack of maintenance on Kennedy Road falls on the town, which he added was understandable since for many years this road was underutilized.

Chairman Pacekonis asked for staff comments.

Director of Planning Michele Lipe indicated that she did speak with Town Manager and the town would agree to accept the donated land. Ms. Lipe added that she did recommend a walkway in front of Sullivan Avenue and that did not appear to be reflected in the plan tonight.

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Town Engineer Jeff Doolittle commented that Kennedy Road does need to be reconstructed. Mr. Doolittle also commented on the truck turning template and grading on the cul-de-sac and the snow shelf. Chairman Pacekonis asked for public comment. No public comment.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Wagner commented that he did listen to the recording from the previous meeting and was caught up on what occurred during that public hearing.

Chairman Pacekonis commented on his concern that a sidewalk was still not shown on Sullivan Avenue. Chairman Pacekonis questioned if this item should be addressed during the resubdivision application or in the next application. Michele Lipe responded that the Subdivision Regulations does discuss sidewalks. Chairman Pacekonis questioned Peter DeMallie about sidewalks and the concerns of Commission. Mr. DeMallie commented that should the Commission choose to put a condition in regarding sidewalks, the applicant would have to review all conditions and then decide how to proceed with the project. Mr. DeMallie commented that the plan currently shows grading in front of Sullivan Avenue for a potential sidewalk. Ms. Lipe added that a sidewalk was required for both the Mobis and Vistar warehouses.

Commissioner Wagner commented that it may be difficult to require sidewalks in the resubdivision application. Chairman Pacekonis commented that this would not be difficult since it is not in the state right of way. Mr. DeMallie commented that if it is a condition of approval for a sidewalk to be installed on state property then it would not affect their layout, however, if it is done on applicant's property then there would be an issue with the grading. Chairman Pacekonis commented that Commission would likely put a condition that would just state there would need to be a sidewalk installed.

Town Engineer Jeff Doolittle commented that he would recommend a 5-foot sidewalk and not a 10-foot multiuse path.

Chairman Pacekonis closed the public hearing at 9:51pm.

4. **Appl. 22-18P Scannell Properties #644, LLC** – request for a site plan approval for a 241,800 sq ft warehouse and distribution center on 19.2 acres, on properties located at 67, 68 Kennedy Road and 352 Sullivan Ave., I zone. (Continued from 6/14/22)

Peter DeMallie presented again on behalf of the applicant. Mr. DeMallie reviewed the exhibit that was distributed to the Commission, which had renderings showing the proposed warehouse and the line of sight from various vantage points. Mr. DeMallie reiterated that Scannell Properties has built numerous warehouses in South Windsor. Mr. DeMallie commented that he would not review the site plan in detail again, however, he would review the revisions made on the site plan. These revisions included reconstruction of the cul-de-sac, side doors on each end of the loading docks, which would be used for maintenance vehicles, truck movements added to the plan, requested sidewalk for pedestrian access to the building from Sullivan Avenue, removal of exit drive from the truck court to Sullivan Avenue, addition of a cul-de-sac in the truck court, and redesigned surface basin to the west to provide space for a 10-foot wide snow shelf. Daniel Jameson also redesigned the southerly parking area and entrance to the facility. Mr. DeMallie commented that they would also provide an access easement to allow for future connection in front of Schweir Road. Additionally, Ben Wheeler has updated the plan per the request of the Architectural Design Review Committee and improved the visibility of the site from Sullivan Avenue.

Louis Vandeloecht from GMA Architects reviewed his analysis of the rooftop mechanical units and the sight lines. Mr. Vandeloecht explained how he runs his analysis for sight lines from various distances.

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Mr. Vandeloecht commented that in this instance he has five units being shown that are similar to the nearby warehouse such as Vistar. Mr. Vandeloecht explained that the style units he used in his renderings were rooftop mechanicals that have a built-in screen around them. Mr. Vandeloecht explained the various locations he used to show the sight line of the rooftop mechanicals and then reviewed these renderings in more detail.

Peter DeMallie reviewed the changes they made to the application per the request of the Commission and town staff. Additionally, the reserve parking on north access drive has been removed and replaced with reserve parking now being shown east of the detention basin.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe commented on staff review of the cul-de-sac design and both police and fire were satisfied with the changes made.

Town Engineer Jeff Doolittle reiterated items that needed to be addressed such as, reviewing the existing culverts condition and receiving approval from WPCA.

Chairman Pacekonis asked for public comment.

John Holowczak of 39 Cody Circle spoke against the application and submitted additional testimony (Exhibit C). Mr. Holowczak cited concerns with the traffic study.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Carey confirmed that the road from the loading dock area to Sullivan Avenue would only be used for emergency vehicles. Michele Lipe confirmed this and added that this entrance would be gated as well. Commissioner Carey commented that the redesign of the loading dock area has helped screen some of the activity, which was a concern of hers at the last public hearing. Commissioner Carey questioned the IT data code used for Traffic Study per the mention of resident John Holowczak. Chris McLean Traffic Engineer reviewed the traffic study and the difference in data code from other warehouses. For example, a parcel hub is different from a warehouse, this proposed facility is strictly a warehouse. Mr. McLean reviewed what makes a property a high cube facility, for example, they have a higher loading dock door. Mr. McLean commented that this proposed facility is not designed this way.

Commissioner Dexter asked for clarification on the rebuilding of Kennedy Road issue and where this item currently stands. Mr. DeMallie responded that the applicant is only proposing to build the cul-de-sac. Adding that the condition of the road exists today and is not being done by the creation of this facility. Commissioner Dexter asked for Town Engineer Jeff Doolittle's opinion. Mr. Doolittle responded that they had not come to an agreement with the developer at this time, both parties agree that Kennedy Road is in need of some updates. Commissioner Dexter questioned where the traffic signal currently stands. Mr. DeMallie explained that the traffic signal is currently in front OSTA and would be part of the OSTA permitting process. Lieutenant Buonanducci and town staff have agreed that they would like to see a light at this intersection. Mr. DeMallie commented that he has every expectation that OSTA will mandate a light.

Commissioner Wagner questioned where the reserve parking is located. Mr. DeMallie commented on the west side of the loading docks. Commissioner Wagner questioned where the trailer cabs would be parked. Mr. DeMallie responded these could go either off site or where trailers would park.

Commissioner Foley commented on the rebuilding of the road and questioned if Aldi's warehouse had to rebuild Rye Street. Jeff Doolittle commented that Rye Street was rebuilt by Aldi's because the road could

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not support the trucks. Commissioner Foley questioned if there was any collaborative effort with the applicant and FedEx. Mr. DeMallie responded no.

Commissioner Cavagnaro commented on concerns with trash accumulating with area on the western side of Kennedy Road. He added that he would hope this area of Kennedy Road would be well maintained and that trash would be picked up routinely. Peter DeMallie commented that this facility would be meticulously maintained.

Commissioner Bernstein questioned if a new traffic study would need to be done should there be a tenant that would require a different code and use of the building. Mr. DeMallie commented that the facility is only designed for a warehouse and not another type of use. Michele Lipe commented that a previous application at 240 Ellington Road was built as warehouse and then when Amazon became the tenant they had to re-do a traffic study and present different design specs. She added that in this instance the state would also need to re-review the traffic study.

Chairman Pacekonis questioned if the proposed rooftop units would likely be above the corner office areas. Louis Vandeloecht responded yes. Chairman Pacekonis confirmed these units would have covers to shield the units. Mr. Vandeloecht responded that this was correct.

Chairman Pacekonis commented on the Kennedy Road reconstruction issue. He commented that he felt that road needs to be replaced and believes that it has to be a condition of approval to address this item.

Commissioner Foley questioned if there was an irrigation system for the site. Ben Wheeler responded that given the amount of request for this applicant they are not recommending an irrigation system. Mr. Wheeler added that other warehouses in town do not have irrigation systems and the landscape is doing fine. Commissioner Foley commented on his concerns of not having an irrigation system and questioned if the applicant would be willing to extend the landscape bond to three years. Mr. Wheeler commented that the applicant would agree to this request.

Chairman Pacekonis questioned Jeff Doolittle if the easement for a future entrance drive at 330 Sullivan Avenue would be adequate. Jeff Doolittle commented that it does appear that the easement area is not very large and he was unsure if a tractor trailer could swing through this area. Chairman Pacekonis questioned what the regulations require of the applicant for access management. Michele Lipe commented that there a variety of potential options, however, is it not required of the applicant. Mr. DeMallie the access management proposed is only on the area of the applicant's property, there is more land on 330 Sullivan Avenue. Chairman Pacekonis commented that this easement does not appear to be as long as a tractor trailer truck. Mr. DeMallie suggested an approval condition that would allow the applicant to work with town staff to make this adequate.

Chairman Pacekonis commented that they still have not resolved the Kennedy Road issue. Jeff Doolittle suggested an approval condition for town staff and applicant to work together to find a civil means, as he anticipates the feasible solution may take some time. The applicant has indicated that they do not have a rush to build the facility. Michele Lipe commented that there may be an incentive program for building of town roads and/or utility extensions, which is something that can be explored with the Town Manger and Town Council.. Mr. DeMallie agreed that the applicant has ample time before construction, which would allow them to work this issue out with town staff.

Chairman Pacekonis questioned Jeff Doolittle about the truck turning radius. Jeff Doolittle reviewed the truck turning radius.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

JUNE 28, 2022

Commissioner Wagner questioned if they need to put an approval condition in regarding town staff working with the applicant on the Kennedy Road reconstruction. Chairman Pacekonis commented that something would be drafted prior to next meeting. Michele Lipe confirmed that she received a 30-day extension for decision from the applicant.

Chairman Pacekonis closed the public hearing 10:48pm.

REGULAR MEETING/COUNCIL CHAMBERS:

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 22-17P- Scannell Properties #644, LLC** – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone

Chairman Pacekonis did not call the Regular Meeting to order. This agenda item has been postponed.

2. **Appl. 22-18P Scannell Properties #644, LLC** – request for a site plan approval for a 241,800 sq ft warehouse and distribution

Chairman Pacekonis did not call the Regular Meeting to order. This agenda item has been postponed.

BONDS: Callings/Reductions/Settings

MINUTES:

OLD BUSINESS:

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 22-23P, Evoqua Water Technologies** - request for site plan modification for the addition of two containment pits on property located at 88 Nutmeg Road South, I zone
2. **Appl. 22-24P, Drake Motor Partners, LLC Buckland Road Gateway Zone Text Amendments**– add to Permitted Uses Section 4.2.5F to allow for the sale of new and pre-owned automobiles including servicing; modify Prohibited Uses Section 4.2.61 to allow for the sales and services of new and used vehicles that are electric; and add to Site Appearance Requirements Section 4.2.9.1 to allow display up to 50 % of the site for news/used vehicles
3. **Appl. 22-25P, Miracle World Outreach Ministries Temporary and Conditional Permit** - request for a 2-year temporary and conditional permit (Section 2.13.a) to allow a church use with limited hours, on property located at 400 Chapel Road, Unit 2A, I zone

OTHER BUSINESS:

CORRESPONDENCE/REPORTS:

ADJOURNMENT:

Meeting adjourned at 10:48pm.

Respectfully Submitted,

Caitlin O’Neil, Recording Secretary