

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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JULY 13, 2021

MEMBERS PRESENT: Bill Flagg, Stephanie Dexter, Frank Bonzani, Bart Pacekonis, Kevin Foley, Michael LeBlanc, Stephen Wagner

ALTERNATES PRESENT:

STAFF PRESENT: Michele Lipe, Director of Planning; Jeffrey Doolittle, Town Engineer; Michael Lehmann and Scott Roberts; IT Support; Caitlin O’Neil, Recording Secretary

Council Liaison Janice Snyder.

EXECUTIVE SESSION/ 6:30 PM

Discussion with the Town Attorney related to litigation for **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.

Commissioner Wagner made a motion for commissioners to go into Executive Session to discuss pending litigation related to REESG Newco South Windsor, LLC with Town Attorney Kari Olson and Director of Planning Michele Lipe.

Commissioner Dexter seconded the motion.

The motion carried and the vote was unanimous.

Commissioner Wagner made a motion to come out of Executive Session at 7:00 p.m.

Commissioner Dexter seconded the motion

The motion carried and the vote was unanimous

PLEDGE OF ALLEGIANCE

Commissioner Bonzani read the legal notice published in the Journal Inquirer.

CALL TO ORDER:

PUBLIC HEARING/ COUNCIL CHAMBERS- 7:00 PM

1. **Appl. 21-21P, Town of South Windsor Pleasant Valley Elementary School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 102,150 sf elementary school, on property located at 591, 623 and 647 Ellington Road, RR zone (continued from 6/8/21)

Ben Wheeler from Design Professionals announced Kate Carter, the Superintendent of South Windsor Schools was present and wanted to comment on the application. Dr. Carter commented that she and the project team reviewed and provided estimated costs for suggested items brought up by the Commission at the June 8 public hearing. Dr. Carter commented that the suggested improvements would potentially raise the cost of the project by close to \$3 million dollars. Dr. Carter explained she has been overseeing the 10-year Elementary Facilities Master Plan since 2013 and urged commissioners to consider 6 items before considering what approval conditions will be considered as a recommendation or as a requirement.

Dr. Carter first mentioned enrollment, currently South Windsor is the fastest growing K12 district in the State. With the rate of population growth being uncertain, Dr. Carter feels it is important to be as responsive as possible to changing conditions. Dr. Carter further commented that the more requirements set by the Planning and Zoning Commission will mean that it is more difficult to be adaptable. Dr. Carter used the

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example of Phase II for Eli Terry and Philip R. Smith and the need to be add classrooms in the middle of construction. This would not have been possible if the Board of Education was not fiscally responsible. School construction budget is finite and the Pleasant Valley Elementary School budget was voted on at the March 2020 referendum for a specific amount that was budgeted based on Educational Specification. Dr. Carter's third item for consideration is the Department of Administrative Services, where the school project is reviewed and further determined if costs are reasonable and what costs will ultimately be covered by the state. Dr. Carter explained the state would not reimburse municipal improvements. Another concern Dr. Carter commented on is remaining on schedule, noted a fear of delay in approval from the state if they are over budget by \$3 million dollars before work has even begun. Dr. Carter explained delays have consequences, currently Pleasant Valley has significant traffic issues and a heavy reliance of 12 portables. The school has already registered 19 more kindergarteners than last year. Additionally, the pre-school must be moved out of middle school as they are running out of room. Dr. Carter explained they had to construct four additional classrooms this summer to accommodate the pre-school students. Dr. Carter's fifth concern is the uncertainty of bidding climate. Lastly, Dr. Carter commented on credibility to the public, the community trusted the accuracy of the anticipated budget that was presented during the referendum and Dr. Carter does not want to disappoint the South Windsor community by having a project become over budget. Dr. Carter summarized that South Windsor is a rapidly growing school district and the Pleasant Valley Elementary School needs to be completed in a timely manner.

Matthew Montana Chair of the South Windsor Public Building Commission echoed the same concerns as Dr. Carter. Mr. Montana commented that the proposed ball field are not part of educational specifications but were shown on the site plan as a potential fit out. Mr. Montana summarized and asked that the Planning & Zoning Commission to state their preferences as a request and limit the number of requirements that would cost additional amounts of money.

Jim Barrett the principle architect with DRA commented on the 25 items identified on the June 8th meeting (Exhibit A). Mr. Barrett explained that of 25 items mentioned in the June 8th meeting, 5 of these items were informational, including number of school buses, identification of sidewalk sizing throughout the site, identification for special events held at the school, parking available for these special events and information on fire drills for the school. Mr. Barrett continued that there are 6 of the 20 items that can be included in the site plan for the school, the first of these items is item 6, inclusion of walkway at Ellington. Mr. Barrett commented that item 7, an east/west connector will be considered as an add alternate recommendation. Mr. Barrett continued that item 8, a concrete walk from the east IPOP stairs to the existing sidewalk, and item 16 additional 2 handicap parking spaces near gymnasiums, would be included in approved budget and site plan. Mr. Barrett commented that item 19, parking concerns for the west parking lot had been addressed. Mr. Barrett commented that items 22 and 23, proposed baseball and recreation field would be added as add alternate recommendations post GMP because of significant cost.

Mr. Barrett commented on item 17, identification of special events at the school, these events include a meet and greet and an open house both once a year occurrences and evening events that would occur about once a month with approximate attendance of 50 people. Mr. Barrett continued that the total parking necessary for these events would be about 300 vehicles. Mr. Barrett addressed the concerns in item 18 and explained there would be 4 parking areas for special events. The first parking area would be all the total parking lot spaces on the upper part of the Pleasant Valley School site, which totals 180 parking spots. Mr. Barrett continued that area 2 are the 56 curb side parking spaces, and parking area 3 is the newly proposed 71 space parking area on grass by the play field. These 3 areas total the 300 parking spaces needed for the special events. Mr. Barrett added that a 4th area being proposed is the adjacent church parking lot. Mr. Barrett explained that the

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Board of Education is currently negotiating use of the parking lot with the church for special event parking. If the church parking lot were to be added for special events then parking spaces would yield 480 spaces.

Mr. Barrett commented on the sidewalk issue and explained the Ellington Road sidewalk would be completed as part of the plan as they were found to be supported by the Educational Program Statement and would be included in reimbursement from the state. Additionally, item 7, the east/west connector is going to be suggested as an add alternate to the bid. Lastly, item 8, the concrete walkway from the east IPOP stairs to the sidewalk will be included in project.

Mr. Barrett commented on the proposed recreational fields and landscaping, items 20-24. Mr. Barrett commented on item 20 - the request for artificial grass in the courtyard, this is not being recommended by the school for a couple of reasons. The first reason is the value would exceed the project budget for this area and additionally, natural grass is preferred by the younger students. Mr. Barrett added that maintenance of the courtyard would be provided by the South Windsor Public School's Facilities. Mr. Barrett commented on item 21, consideration of irrigation in the courtyard, would not support the energy conservation measures identified in the Connecticut High Performance Building Standards, which must be adhered to by the Board of Education. Mr. Barrett further explained that if irrigation was used in the courtyard the school would lose points which would need to be found somewhere else as replacements which would likely be costlier. Mr. Barrett commented on item 24, the mow strip, which is also not being recommended. Lastly, items 22 and 23, the recreational and potential baseball field, would be identified as an add alternate post GMP.

Director of Planning Michele Lipe gave brief comments; Mr. Barrett did recently attended an Architectural Design Review Committee and discussed elevation and colors and all parties were satisfied. Ms. Lipe noted that the applicants met with Walter Summers, Fire Marshall and Lieutenant Buonanducci from Ploce Services and the consensus was that access driveway should not be gated. Ms. Lipe commented that the location of crosswalks on Ellington Road and Long Hill should be determined after review with Police Department, Engineering Department and the State Department of Transportation. Lipe commented on additional parking in church parking lot stating a walkway connection from the church to the school should be installed. Ms. Lipe also commented on the proposed lighting stating the most recent elementary school applications did have an approval condition for site lighting to be reduced at 11pm and she would recommend the same approval condition be added for this application.

Town Engineer Jeffrey Doolittle no new comments.

Chairman Pacekonis asked for public comment.

Robert Dickinson of Bloomfield commented on the sidewalks. Mr. Dickinson read his own letter into the record (Exhibit B).

Steve Castle of 320 Long Hill Road commented on his concerns about lighting and people cutting through the school parking lot. Mr. Castle suggested a gate to reduce cut through traffic.

Commissioner Wagner questioned electric vehicle charging stations. Commissioner Wagner would like to see level 2 electric charging stations and 6 future charging stations that are EV ready, meaning they are wired but no charger installed.

Ben Wheeler responded that there would be 4 level 2 electric vehicle charging stations and 6 future spaces will be level 2 capable.

Commissioner Wagner questioned funding for the charging stations. Commissioner Wagner explained a lease option for electric vehicle charging stations, which could help with the budget. Kate Turner from Collier commented that they have not gotten to that level of design and appreciated the advice.

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Commissioner Wagner commented that he felt a gate would not make sense on the site. Commissioner Wagner also asked for clarification on alternate bid and GMP. Jim Barrett explained GMP stands for guarantee maximum price and the use of alternate bid. Mr. Barrett used the example of the proposed recreational and baseball field, it is recommended to make sure the project is properly funded for base scope of work and if they are able to add more work to establish the add alternate projects after the GMP. Commissioner Wagner confirmed that the contractors will not have the ability to raise price of products if cost of material rises. Kate Turner from Colliers responded that the project contracts are directly with construction management company, therefore, they are able to lock into the price for entirety of the project.

Commissioner LeBlanc questioned when the bidding for the project would be opened. Kate Turner responded September. Commissioner LeBlanc commented on the rising cost of construction material, wants to ensure the project is not compromised for cheaper and inferior product. Ms. Turner assured Commissioner LeBlanc that is a priority for them as well, to ensure they use the best products, which is why they have added many items as add alternates so they can focus on the building and building materials. Commissioner LeBlanc commented that he is not in favor of a gate, prefers rumble strips to help slow traffic. Ms. Turner responded that the plan currently shows 1 speed table and 1 speed bump to be installed.

Commissioner Foley asked Dave Dixon for clarification regarding the athletic fields, specifically how will this area be left for the town. Mr. Dixon responded the recreational field will be landscaped, seeded and established as lawn, with grades of approximately 1 ½ -2%.and the existing parking to stay as is. Jim Barrett confirmed that this work on the recreational field would be included in the base bid, the additional requested items for baseball fencing, benches and dug out would be part of the alternate bid after GMP.

Commissioner Foley asked about the proposed courtyard specifically the maintenance strip. Jim Barrett responded that he has not seen a mow strip on an educational institution building. Commissioner Foley clarified the request for irrigation in the courtyard. Mr. Barrett commented the school would lose points with the state if an irrigation system were to be added. Commissioner Foley commented on his concerns of the courtyard becoming run down if there is not proper maintenance, suggesting turf fields as a better alternative. Commissioner Foley also commented if the lost points from an irrigation system could be found somewhere else in the project. Mr. Barrett explained natural grass is going to be used in the courtyard, turf is not going to be considered. Dave Dixon commented that hard surfaces would be included in the courtyard as well to provide space for drier areas. Commissioner Foley commented that he will be suggesting that irrigation be required in the courtyard if turf will not be considered.

Commissioner Bonzani commented on clarification for the lightning poles. Ben Wheeler responded that there would be 25 ft. lighting poles as allowed in the zoning regulations, additionally, all lights will have house side shields to reduce glare for residents.

Commissioner Bonzani reiterated Michele Lipe's question about distance from church parking lot to the school. Ben Wheeler responded 240 feet. Commissioner Bonzani questioned if there would be a walkway from church parking lot to the school. Mr. Wheeler responded the applicant would accept a conditional approval for a sidewalk connection that can be determined during final design. Commissioner Bonzani commented that he is concerned about proposed grass area for additional parking, especially in the inclement weather.

Commissioner Dexter commented not in favor of unfunded mandates. Commissioner Dexter commented that it is still unclear where the recreational fields fall in terms of the project. Commissioner Dexter requested Town Attorney Kari Olson to review the March 20th referendum to assess the language and have Attorney Olson give her opinion on what is included in regards to fields.

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Commissioner Flagg questioned the percentage the school will be filled when it opens. Dr. Carter responded the school would be full, currently, school construction guidelines allow schools to build to their highest 8-year projection and this is the largest school that can be built. Dr. Carter explained at this time South Windsor's enrollment continues to track higher than projections. Commissioner Flagg commented that many of the items on the Planning & Zoning request list (Exhibit A) notes not within property limits.

Commissioner Flagg questioned if it is ultimately the decision of the Board of Education where proposed flashing signs for crosswalks are placed. Dr. Carter explained it is not for the Board of Education to decide, it is ultimately decided by local police and fire. In the case of Ellington Road, this would be beyond local jurisdiction and would be referred to the State for recommendations.

Commissioner Flagg commented on current concern of cars blocking Pleasant Valley Road during pick up and drop off. Dr. Carter commented that this issue would be eliminated with the new school and the separate entrances for parent pick up, drop off, bus pick up, and drop off.

Chairman Pacekonis would like to go line by line on the listed Planning & Zoning Requests (Exhibit A). Chairman Pacekonis clarified if the use of the church lot, what will happen should the church be sold. Kate Carter responded that there is currently a license agreement being written up and this will be renewable every 3 years. Dr. Carter commented that Chairman Pacekonis is correct, the agreement would be with the church and they cannot guarantee it will move with another owner. Chairman Pacekonis commented that this is his concern about creating a walkway to the church parking lot when there is a parking lot near the proposed recreation area, there should be a walkway from the recreational field parking lot to the school. Jim Barrett commented there are only a handful of large events at the school. Mr. Barrett felt they have enough parking near the school, a sidewalk to the lower ball field is not necessary.

Chairman Pacekonis commented on concerns about the proposed grass field parking area. Commissioner Foley commented that reinforced turf fiber would make sense for the parking area. Mr. Barrett responded that the church area would be able to match the parking and would replace the proposed grass parking area. Chairman Pacekonis commented that this is only an option if the church is not sold. Chairman Pacekonis commented that he felt the lower parking lot would be a better option than the church parking lot. Mr. Barrett commented on why the church parking lot is an option that makes more sense than the lower parking lot by the recreational field, siting the need to put a stair in the walkway from the recreational field to the school. Mr. Barrett commented that there is a significant amount of sidewalk already around the school which needs to be maintained by the school janitorial staff. Chairman Pacekonis questioned how many rises in the stair from the recreational field to the school. Benjamin Wheeler responded approximately 30 or more risers.

Chairman Pacekonis clarified the number of buses for the school. Mr. Barrett confirmed there would be 11-12 buses that are needed for the school, therefore, the 16-17 buses shown on the plan are in excess of what is needed for the school

Chairman Pacekonis questioned item 5, the sidewalks not being proposed on Long Hill Road. Mr. Barrett explained this sidewalk would not be eligible for reimbursement from the state. Additionally, Mr. Barrett explained that this area is not an ideal location for a sidewalk as it is not a walkable area for students. Chairman Pacekonis directed a question to Town Engineer Jeffrey Doolittle, questioned the speed limit on Long Hill Road. Mr. Doolittle responded that he assumed 30 MPH. Resident Steve Castle confirmed the speed limit on Long Hill Road is 35 MPH.

Chairman Pacekonis questioned item 9, a path from the outdoor classroom to the southern existing path. Mr. Barrett explained this would be considered as an add alternate pre-GMP alternate bid. Chairman Pacekonis wants this to be included as an approval condition. Mr. Barrett commented that this path that leads to a path for Long Hill Road that is not encouraged for use by the school. Commissioner Foley commented that you

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could not tell kids not to use a path if they have used it in the past. Commissioner Wagner commented that the path is in terrible condition and further explained the path used to be used for the Bike Program but has since stopped using it due to its poor condition. Additionally, Commissioner Wagner commented that the path leads to Long Hill Road, which has higher speed limits. Chairman Pacekonis questioned if the road would have a reduced speed limit sign by the school entrance. Town Engineer Jeff Doolittle clarified that in front of the entrance there would likely be a speed reduction sign. Mr. Doolittle explained the request would need to go through the Police Department reduce speed limit in school zone then recommended to the state and then receive state approval. Chairman Pacekonis commented he would like the speed limit reduction to be a condition to be reviewed. Kate Carter commented there are very few walkers at Pleasant Valley Elementary School. Dr. Carter further explained that the Transportation Department has no students deemed as walkers, all students entitled to school bus services.

Chairman Pacekonis clarified with Jim Barrett that walkway from Ellington Road to school is 8 ft. wide, also 8 ft wide along northern front of school by the parent drop off and 10 ft. wide by bus drop off.

Chairman Pacekonis commented on item 11, two crosswalks on Long Hill Road. Chairman Pacekonis commented the intent of these crosswalks is to give safer crossing to students. Additionally, drivers must yield to pedestrians. Chairman Pacekonis commented that he did feel that the crosswalk discussion is something that Planning & Zoning Commission needs to address. Jim Barrett responded that he felt they made efforts to make connection to places where students walk, using Murielle Drive and Ellington Road as examples. Chairman Pacekonis commented that to ignore Long Hill Road during this development would be short sided.

Chairman Pacekonis reviewed item 12, the flashing crosswalk at Main Entrance on Ellington Road. Jim Barrett explained the plan shows a proposed stripe crosswalk that connects Ellington Road Main Entrance to Parkview Drive, additionally, there will be school zone signage. Chairman Pacekonis asked if there would be a proposed crossing guard. Kate Carter responded it is different at each school, for example, Orchard Hill has a crossing guard. Dr. Carter commented with Pleasant Valley being new with greater access, it will be determined if a crossing guard is needed by the transportation coordinator. Dr. Carter clarified that they are not resistant to crosswalks with flashing lights but was hoping this item would be considered as a recommendation with further review on placement with Engineering Department and Police Department. Chairman Pacekonis commented that it is going to be strong recommendation for flashing crossing sign to be added. Chairman Pacekonis commented he wanted Town Attorney Kari Olson involved to be sure it is worded the correctly since Ellington Road is a state road.

Chairman Pacekonis commented on item 23.1, the 7% design fee for the multipurpose fields. Jim Barrett explained the 7% fee is added for additional any work outside of the base scope of work, like add alternate packages for ball fields.

Chairman Pacekonis commented on item 15, the Merritt Parkway grade guardrail. Mr. Barrett explained the plan has a proposed heavy-duty timberail. Town Engineer Jeffrey Doolittle commented that he is recommending what has been used for past projects. Chairman Pacekonis agreed.

Chairman Pacekonis commented on the western side of the plan where there is a proposed area for parked car along the side of the road where there is no sidewalk shown, concerned about safety. Dave Dixon commented there are approximately 16 parking spaces that are shown being parked in the road.

Chairman Pacekonis commented on item 25, fire drills, approximately 900 people between students and faculty exiting during a fire drill. Jim Barrett commented that Pleasant Valley's principal was able to contact Fire Marshal, they reviewed the plans and confirmed they have no concerns with availability of space to

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acknowledge fire drill plan. They will give plans like they have with other schools. Ultimately, it is up to the Fire Marshal and Board of Education.

Chairman Pacekonis directed question to Ben Wheeler regarding the light shields. Mr. Wheeler explained the light shield being proposed is an additional shield.

Commissioner Flagg questioned all schools in South Windsor have fire drills. Kate Carter responded they are required by law to hold 10 fire drills per year.

Commissioner Foley confirmed that the proposed recreational field will be left in usable condition in base bid, just without the amenities. Commissioner Foley questioned if the add alternates are prepared like line items, for example back stop would be add alternate #1, ball safety netting would be add alternate #2, etc. Dave Dixon and Ben Wheeler responded that the add alternates are presented as one total package. Mr. Wheeler further explained that the as part of the base bid the recreational field will be left in usable condition, however, underdrains would not be considered as part of the base bid. Commissioner Foley clarified why underdrains could not be proposed as part of the base bid. Mr. Wheeler responded that the state would not consider the underdrain acceptable for reimbursement. Commissioner Foley commented on the recreational field he would like to see grading as 1.5% as a requirement.

Chairman Pacekonis questioned if the soil has been tested and what would happen with any excess soil from the site. Ben Wheeler responded there would be a requirement no soil to leave site. Chairman Pacekonis commented on Robert Dickinson's letter regarding a bituminous sidewalk and to increase width of sidewalk. Mr. Wheeler responded an increase width would cause a need for retaining wall, therefore, it is not being considered.

Chairman Pacekonis commented that he would like to review draft approval conditions with Director of Planning Michele Lipe and Town Attorney Kari Olson before proceeding with a decision.

Commissioner Wagner motioned to close public hearing at 9:24pm

Commissioner Dexter seconded the motion. Motion passed unanimously.

2. **Appl. 21-29P, Davis Resubdivision** - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot and one additional frontage lot, on property located at 591 Pleasant Valley Road, A-20 zone

Peter DeMallie and Suzanne Choate from Design Professionals representing the applicant Lynn Dang who was also present. Mr. DeMallie explained the project is on a 2.61-acre lot and the proposal is to create 2 frontage lots, conventional in size and 1 interior lot. Mr. DeMallie commented that the property was acquired with old abandoned house, which will be raised and the existing driveway to the east will be removed and replaced. Mr. DeMallie commented that lot 1 will have 100 feet of frontage and lot 2 will have 110 feet of frontage, lot 3 is an interior lot. All homes are proposed to be 2-story colonials ranging from 2400 square feet to 3000 square feet, slightly large than most homes in the immediate area. Mr. DeMallie explained that the third lot, the interior lot, is going to be used as the applicant's personal home. Mr. DeMallie explained the home will face east, which has cultural significance. Additionally, the front yard setback had been doubled since original plan from 10 ft. to 20 ft., noting there is no specific standard in the zoning regulations giving the Commission the ability to establish the front yard setback as appropriate. Mr. DeMallie explained why he did not change the front yard setback to 30 ft. as proposed by the Director of Planning Michele Lipe, the applicant would like a home that is at least 68 ft. wide and changing the front yard setback would take away from this depth. Mr. DeMallie commented that the westerly driveway for lot 1 will be paved the 16 ft.in

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width needed for the home and the existing house to the left will be left with a gravel driveway. There is a shared driveway agreement already in place with westerly neighbor already in place. Mr. DeMallie commented that they proposed to screen the rear lot from lot 2 and the abutter to the east with arborvitaes and they plan to plant within street easement additional trees on Pleasant Valley frontage. Mr. DeMallie summarized the applicant is including 268 feet of sidewalks at their own costs in the plan and feels this will be an upgrade to this area of town and will help in preserving property values.

Suzanne Choate, Professional Engineer with Design Professionals reviewed the stormwater management, erosion control and utilities. Ms. Choate commented that there would be a slight increase in stormwater in the area, therefore, proposing a rain garden. Utilities available to the site include sanitary sewers which will be accessed through the sewer easement currently on lot #1, water, and gas. Erosion control is in place within 2002 Erosion & Sedimentation Control Guidelines includes silt fence and catch basin protection.

Peter DeMallie commented the applicant is including sidewalks at their own costs. Mr. DeMallie feels these additional homes will be an upgrade to this area of town.

Director of Planning Michele Lipe gave Planning Report:

1. Request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot and one additional frontage lot, on property located at 591 Pleasant Valley Road, A-20 zone
2. The lot area requirement for a conventional lot in the A-20 zone is 20,000 sf with 100 feet of street frontage. The applicant is proposing to remove an existing house and subdivide the land to create a second frontage lot and one interior rear lot. The frontage lots will be 25,328 sf and 20,062 respectively.
3. The requirement for an interior lot in the A-20 zone are: 60,000 sf minimum lot size and 150 feet minimum lot width parallel to the street. The proposed interior lot is 71,425 sf with and 277 feet in width. The setbacks for interior lots are subjective – the applicant is proposing 20 feet. A typical setback for the A-20 zone is 40 feet; we would recommend that the applicant increase the setback to a minimum of 30 feet.
4. The application is subject to the general special exception criteria of under Section 8.7 as well as specific criteria for interior lots, including:
 - a. the subject area’s boundary configurations, topography, soils or other natural resource characteristics;
 - b. proximity to neighboring properties and dwelling units;
 - c. restriction of existing views;
 - d. proposed buffering/screening;
 - e. potential drainage, traffic & environmental impacts
 - f. driveway locations, slopes & sight lines
 - g. utility service capabilities
 - h. property value impacts; and
 - i. future land use alternatives.

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5. Pleasant Valley Road is considered a minor arterial road, therefore a shared driveway is required in accordance with our subdivision regulations. Access to the interior lots is proposed to be a common 18' wide paved drive off of Pleasant Valley Road. The driveways servicing the new interior lots will include a turn-around for emergency vehicles. The Fire Marshal has reviewed the plans and is satisfied with the emergency access provisions and driveway width. We would recommend that a 5-foot sidewalk be added along the subdivision frontage. This area is shown as a high priority for sidewalk in the Plan of Conservation and Development.
6. The interior lots will be served by public sewers and public water. The sewers will connect into existing sewer system in Pleasant valley Road. WPCA approval is required.
7. There are regulated wetlands on the new lots. IWA/CC approval was not required. Erosion measures for the individual house lots will be addressed at the time of the individual building permits.
8. There are existing trees on Lot #3 to remain and additional landscaping screening proposed between the lot #2 and the new interior lot. The proposal calls for 20 arborvitae to be planted, 5-6 feet in height. We would recommend this landscape plan be incorporated into an approval condition.
9. Also, for lot 3, the approved location of the house, garage and driveway are an integral part of this special exception approval. Any modifications other than staff-approved minor modifications will require further approval from the Commission.

If this application is approved, the Planning Dept. requests the assigned addresses be put onto the final subdivision plans.

Town Engineer Jeffrey Doolittle gave Engineering Report.

I have reviewed the above Site Plan and have the following comments

1. There are 2 different notes for the Access way for Lot 3. Please include one note that is correct.
2. There appears to be a shared driveway with #609 based on Town GIS. Show this with an easement as necessary
3. Show 5 ft wide concrete sidewalks along the frontage for this property.
4. The FD for Lot 1 needs to discharge on the same side of the road. We do not allow private drains to cross Town roads (unless absolutely necessary) because of conflicts with all the other utilities that use Town roads.
5. What is the cleanout that is shown at the road between Lot 1 and Lot 2?
6. The access way from the road to Lot 3 should be at least 9-10 feet wider. The underground utilities along the proposed driveway need to be 5 feet off the property line so they can be installed and maintained on the access to Lot 3.
7. The FD and roof leaders for the proposed house on Lot 3 needs to daylight and discharge in the rain garden so any water gets absorbed by the plants and ground and is further away from the proposed property line for Lot 2.
8. The existing house is connected to the Town's sanitary sewer and information we have on the location of this lateral is attached. The existing sewer lateral for this lot should be reused for Lot 1.

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9. WPCA review and approval is be needed for this subdivision.

No public comment.

Peter DeMallie commented on behalf of the applicant and reiterated the importance of having the width of the home be 68 ft. If the commission requires there be a 30 ft. front yard setback then the 68 ft. could not be achieved. Chairman Pacekonis commented that if they were to allow the applicant the 20 ft. front yard setback he would have concerns of other applicants in the future may try to ask for a smaller front yard setback, using this applicant as an example. Mr. DeMallie commented that currently there is no exact amount in the Zoning Regulations. Chairman Pacekonis explained this will be changing soon.

Commissioner Flagg questioned driveway size and if light poles are being proposed. Peter DeMallie responded drive way is approximately 101 ft. and lighting poles are not part of plan and this will be at the discretion of homeowner.

Commissioner Foley questioned if the existing home on the property is subject to demolition delay. Peter DeMallie responded yes it is subject to demolition delay. Commissioner Foley clarified with Director of Planning Michele Lipe that the zoning regulations would eventually require 30 ft. of frontage. Commissioner Foley questioned if the applicant would consider 25 ft. of frontage. Mr. DeMallie responded that applicant and homeowner wants to do a house that is 68 ft. wide, again, 25 ft. frontage would not allow for this.

Commissioner Wagner questioned if there is an easement. Mr. DeMallie responded a cross-country sewer easement. Commissioner Wagner questioned if WPCA would have any objection to have sewer easement under paved driveway. Town Engineer Jeffrey Doolittle thoughts WPCA may have when the application goes to them. Commissioner Wagner questioned why the homeowner could not move the house west by 10 ft. Suzanne Choate Makes fire truck maneuvering difficult and looks less stacked. It would also reduce the backyard if house was moved 10 ft over.

Chairman Pacekonis asked about proposed landscaping. Mr. DeMallie reviewed tree selection and agreed to meet with tree warden for further discussion.

Commissioner Wagner motioned to close the public hearing at 9:52 pm

Commissioner LeBlanc seconded the motion. Motion passed unanimously.

REGULAR MEETING/ COUNCIL CHAMBERS

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-34P, Pete's RV Parking T&C Renewal**- request for renewal of a two-year temporary and conditional permit (Section 2.13.a) for storage of up to 35 RV campers, on property located at 395 John Fitch Boulevard, GC zone
2. **Appl. 21-35P, Mangino Temporary & Conditional Permit Renewal**- request for a renewal of a two-year temporary and conditional permit to allow two apartments on property located at 272 Pierce Road, RR zone
3. **Appl. 21-36P, 25 Talbot Lane**- 25 Talbot Lane Site Plan- request by UW Vintage Lane II,LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone

ADJOURNMENT:

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

JULY 13, 2021

Meeting adjourned at 9:54pm.

Respectfully Submitted,

Caitlin O'Neil, Recording Secretary