

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

AUGUST 17, 2021

MEMBERS PRESENT: Bart Pacekonis, Stephen Wagner, Bill Flagg, Michael LeBlanc

ALTERNATES PRESENT: Megan Powell, Alan Cavagnaro,

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

PLEDGE OF ALLEGIANCE

Chairman Pacekonis appointed Commissioner LeBlanc as Acting Vice Chair.

Chairman Pacekonis appointed Commissioner Wagner as Acting Secretary

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

Chairman Pacekonis appointed Alternate Commissioner Cavagnaro for Commissioner Bonzani and Alternate Commissioner Powell for Commissioner Dexter.

CALL TO ORDER:

PUBLIC HEARING/ COUNCIL CHAMBERS- 7:00 PM

1. **Appl. 21-30P, Hartford Truck Equipment LLC Temporary & Conditional Permit** – request for a two-year temporary and conditional permit for a truck storage area to accommodate 100 trucks, approximately 1 acre in size, on property located at 542 King St, GC and RR zones.
(Continued from 7/27/21)

Attorney Peter Alter represented the application for Hartford Truck in addition to Peter DeMallie from Design Professionals, owners and applicant Blake and Derek Bannon were also present. Mr. Alter reviewed comments and exhibits from previous public hearing. Mr. Alter reiterated the terms for this plan is temporary with the hope to develop a larger site plan in the future. Mr. Alter reviewed the purposed temporary berm, commenting it would start 5 ft beyond the fence and would be 45 feet wide and 10 ft tall. Mr. Alter commented that the 10 ft. berm would provide ample shield from the trucks in the storage lot. Peter DeMallie distributed photos of the proposed berm material (Exhibit A). Mr. Alter summarized that the owners have taken great care of the existing property and would continue to care for the property and the newly purposed berm. Mr. Alter reminded the commissioner that there is a 24-hour security guard on site and no proposed lighting for the site as a courtesy to the neighbors.

Director of Planning Michele Lipe commented that she spoke with Fire Marshal Walter Summer who reviewed the proposed berm materials and had no concerns. Ms. Lipe commented a further recommendation would be for the applicants to submit a more formal site plan for the lot. Ms. Lipe mentioned staff concern of berm maintaining the proposed height and not settling over time.

Town Engineer Jeffrey Doolittle had no comment.

Chairman Pacekonis asked for public comment.

Mark Calabrese of 500 King Street spoke against the application. Mr. Calabrese commented that the storage lot was built before the permit was approved and he feels the berm would be too close to the property line. Ultimately, Mr. Calabrese is concerned about the future of property values.

Chairman Pacekonis asked for Commissioners comments.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

AUGUST 17, 2021

Commissioner Cavagnaro questioned if the purposed berm would have vegetation. Attorney Peter Alter responded that there is no proposed vegetation on the berm. Commissioner Cavagnaro reiterated that he would like to see the berm well maintained.

Commissioner LeBlanc commented that the berms typically work well structurally, however, he is concerned about black flies as this is a problem in areas up north. Attorney Peter Alter clarified that this would be a wooden mulch berm. Commissioner LeBlanc commented that he had witnessed this issue up north. Peter DeMallie brought a sample of the wooden mulch being proposed for the berm and passed it around to the Commissioners to review.

Commissioner Wagner questioned what the guaranteed height would be for the berm once it has settled. Town Engineer Jeffrey Doolittle commented that there is not a formula but the berm would likely settle unevenly and it would need to be maintained. Commissioner Wagner questioned the amount of maintenance. Mr. Doolittle commented the berm would likely need inspections 2 times, once in the spring and once in the fall. Commissioner Wagner confirmed that there were no buildings being put on the property at this time. Commissioner Wagner echoed Commissioner LeBlanc, if there are any black flies or rodents that come from the berm that Hartford Truck should maintain and take care of any infestation.

Commissioner Flagg questioned if any dirt would be mixed the mulch. Mr. Alter responded the mixture would be strictly shredded wood mulch, the sample brought to the Commission is exactly what would be used. Commissioner Flagg echoed Commissioner Wagner and Commissioner LeBlanc's concerns that mulch will settle and the berm not remain at the 10 ft. height and a potential fly infestation. Commissioner Flagg commented that he would recommend a condition that the berm be inspected once a year by a licensed pest control company. Commissioner Flagg commented that he applauded the applicants for continuing to grow their business.

Commissioner Powell commented that she hoped for better communication and transparency with the neighbors in the future.

Chairman Pacekonis questioned if there were any other woodchip berms in town. Peter DeMallie responded that there is a wood chip berm across from firehouse on West Rd. Chairman Pacekonis commented that he is hesitant of the application and would prefer to see vegetation used for the berm if they are granted a 2-year permit and only for feel comfortable with a wood chip berm for a 1-year permit. Mr. Alter responded that this is for a temporary permit, this would not be a long-term solution. Mr. Alter commented that he felt the applicants had received enough opinions from professionals to feel that the berm would last.

Chairman Pacekonis closed the public hearing at 7:38pm.

2. **Appl. 21-33P, Treglia Storage Lot** - request for a 2 year temporary and conditional permit (Section 2.13.a) to allow a storage lot for vehicles, boats, campers on property located at 15 Edwin Road, I zone

Louis Treglia presented his application for a temporary and conditional permit for a storage lot for vehicles, boats and campers. Mr. Treglia commented that he has owned the property for 40 years and uses it for storage of cars, additionally, Mr. Treglia commented that he did not renew his permit sooner because he never received notice. Mr. Treglia commented that Director of Planning Michele Lipe mentioned adding screening to the property, and he explained he recently planted some vegetation. Chairman Pacekonis

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

AUGUST 17, 2021

commented that it is part of the regulations to have screening in the Industrial zone. Mr. Treglia commented that he doesn't think he needs to screen the lot because it's used as storage and it isn't near any residential homes. Chairman Pacekonis explained that the screening was likely part of the original approval letter.

Director of Planning Michele Lipe read the Planning Report.

1. Request for a two-year temporary and conditional permit for a storage lot for vehicles, boats, and other motorized vehicles on property located at 21 Edwin Road, the south westerly intersection of Edwin Road and Route 5, I zone.
2. The applicant previously had approval for this use in this location, but the T&C permit had lapsed and very little activity was taking place on site. In the past few years, the amount of storage on the site has been growing, staff reach out to the applicant and requested he reapply for a permit if the use was going to continue.
3. The applicant had provided a site layout of the proposed storage areas with the original permit that he is using for this request. The site is a sandy lot with little vegetation. With the original application, the applicant's engineer has stated that the vehicle stored on site are generally in "good" condition and has indicated that periodic inspections will take place to check for spills. (In addition, an oil/trap hood will be added to the existing catch basin as a precautionary measure.)
4. The storage will typically be mobile items such as: cars, trucks, boats trailers, campers, etc. The applicant has not specified how many items will be stored, but delineated the storage areas on the plans indicating an access loop throughout the site. To date, it does not appear that the storage on site is following the layout submitted. Currently there are approximately 50 cars and a couple campers on site.
5. There is no signage proposed with this application.
6. The original approved plan had called for privacy slats or mesh screen to be installed along the fence to provide privacy screening from adjacent streets. Although the applicant has not slatted the fence, landscaping had been added along the frontage but has since died. A new screening plan is required and staff would recommend a landscape bond.
7. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use." Renewals can be granted without a public hearing.

If this application is approved, there are no other planning modifications requested.

Ms. Lipe read into the record a letter from the Town Assessor Mary Huda.

Town Engineer Jeffrey Doolittle had no comment.

Chairman Pacekonis asked for public comment. There was no one from the public for comment.

Chairman Pacekonis asked for commissioner comments.

Commissioner Flagg commented that he would like to see a better job on the landscaping

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

AUGUST 17, 2021

Commissioner Wagner commented that the Town of Conservation and Development details an objective to maintain and improve Rt. 5 corridor. This property needs to be better maintained and this is an opportunity for the Commission to help the objective of the Town Conservation and Development. Commissioner Wagner questioned if the proposed plan would do a better job at providing screening. Director of Planning Michele Lipe explained that a new would need to be planted since original proposed plan from 2014 has not been followed. Ms. Lipe suggested a condition for an updated landscape plan and a landscape bond. Commissioner Wagner commented if slats in the fence would be appropriate. Ms. Lipe commented it should be a combination of items including slats in the fence and landscaping as was shown on the original plan.

Commissioner LeBlanc echoed concerns of Commissioner Flagg and Commissioner Wagner. Commissioner LeBlanc added he would like to see neater parking of the vehicles in addition to slats in the fencing and landscaping.

Commissioner Cavagnaro questioned if the property would be better maintained. Mr. Treglia responded it would be better maintained.

Chairman Pacekonis questioned if Mr. Treglia is familiar with existing landscape plan from 2014. Mr. Treglia responded yes. Chairman Pacekonis questioned if Mr. Treglia planned to follow and complete this landscape plan and added that it appears that the landscape plan was never considered after 2014. Mr. Treglia commented that many bushes were killed due to salt being dumped and State of Connecticut trucks parking near the property. Chairman Pacekonis commented that landscape needs to be continuously maintained. Chairman Pacekonis asked Mr. Treglia if he had one year would he be able to get this property in order. Mr. Treglia commented that he would do his best.

Commissioner Powell questioned the purpose of the cars that Mr. Treglia has on the property. Mr. Treglia explained the lot is used for storage for car that he and his son buy at auction or take in on trade. Mr. Treglia added that many of the cars are not running automobiles. Chairman Pacekonis commented that this sounds like a junk yard. Chairman Pacekonis asked what Mr. Treglia will use the cars for. Mr. Treglia explained that people will use the cars for scrap or will use some of the parts for repairs. Mr. Treglia explained that he is a wholesaler.

Director of Planning Michele Lipe read the definition of junk yard as defined by the regulations. Junk yard is defined as “any place in or on which old metal, glass, paper, cordage, or other waste or discarded or second-hand material, which has not been a part of, or is not intended to be a part of, any motor vehicle, is stored or deposited”.

Commissioner Wagner questioned if Mr. Treglia is running a motor vehicle junk business as defined by the regulations. Commissioner Wagner commented that he believes they need to determine if this is an acceptable use. Chairman Pacekonis commented that a temporary and conditional permit is used for anything that is not a listed use on the table in the regulations.

Chairman Pacekonis reiterated that he hopes Mr. Treglia cleans up the property and has a longer-term plan than just a temporary and conditional permit.

Commissioner Wagner commented that this may be a complicated issue for Mr. Treglia and encouraged Mr. Treglia to work with the Planning Department to understand the expectations.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

AUGUST 17, 2021

Commissioner LeBlanc reiterated that if slats were to be used in the fence that they need to be well maintained.

Chairman Pacekonis closed the public hearing at 8:08pm.

REGULAR MEETING/ COUNCIL CHAMBERS

CALL TO ORDER Chairman Pacekonis called the Regular Meeting to order at 8:09pm.

PUBLIC PARTICIPATION:

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

1. **Appl. 21-32P, The Shops at Evergreen Walk** – request for a site plan of development for 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

Karen Johnson from Charter Realty represented the application. Ms. Johnson reviewed the details for the site plan application for proposed the 40,000 square foot Whole Foods and 10,000 square foot retail space. Additionally, they would like to highlight how the applicant is staying consistent with Buckland Gateway Development. Ms. Johnson reiterated the plan to demolish the two current buildings, Navy and Sakura Gardens, and replace them with a single building with an anchor store of Whole Foods. Ms. Johnson commented that they did receive a positive recommendation from ADRC on July 22.

Dave Gagnon Civil Engineer from Langan reviewed the site plan of development. Mr. Gagnon reiterated on the plan to demolish Old Navy and Sakura and replace with a 50,000 square foot building. Mr. Gagnon reviewed some of the project highlights starting with traffic improvements. They are proposing to terminate Evergreen Way at the roundabout and create a continuous north-south connection throughout the site by renaming the roadway to Cottonwood Lane on east side of Whole Foods. Mr. Gagnon added that they are also proposing to add a right turn only lane southbound on Buckland Road entering into Evergreen to help mitigate right hand turns into the site.

Mr. Gagnon commented that from a site design perspective, the main parking plaza would have 314 parking spaces with eight electronic vehicle parking stations that would include one handicap accessible EV parking space. Mr. Gagnon commented that there would be 3 main access points to the parking lot and the loading would be situated behind the building and would be fully screened. Mr. Gagnon commented that they would be providing more pedestrian connectivity by adding sidewalks throughout the entire plaza and a sidewalk on the west side to try to help connect the Independent Living facility. Mr. Gagnon added that from a stormwater perspective, they are reducing impervious coverage, adding low impact designed rain gardens, and all discharge points would have a water quality unit.

Joe Aveni Landscape Architect with Langan reviewed the landscape and lighting plan. Mr. Aveni commented that the goal was to maintain a consistent theme with Evergreen Walk. Mr. Aveni commented that all the plantings would be native, adaptive, drought tolerant and salt tolerant species. Mr. Aveni added there would be shade trees around the perimeter, similar to other trees in Evergreen Walk and the loading dock would feature Evergreen screen. Mr. Aveni then reviewed wetland plantings.

Mr. Aveni explained the additional improvement, a proposed entry way at Buckland Road and Hemlock Avenue featuring two low knee walls with stone veneer with low native grasses that will match the other Evergreen entrances. Mr. Aveni reviewed the lighting plan for the site and commented that all light fixtures would be LED. Mr. Aveni explained there would be two proposed fixtures, parking lot fixtures and

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

AUGUST 17, 2021

pedestrian fixtures. The parking lot fixtures would be 25 ft. and the pedestrian fixtures would be 20 ft. with house side shields. These pedestrian fixtures would appear around the perimeter of the site, at the existing roundabout and in front of the grocer, which would stay consistent with the lighting plans of other sites in Evergreen.

John Plant, Professional Engineer with Langan reviewed the comprehensive traffic study. Mr. Plant commented on the overall connectivity throughout the development with the addition of Cottonwood Lane. Mr. Plant gave an overview of traffic study, Langan took traffic counts in May of 2021 and incorporated it with Costco's traffic study, which was based on Master Plan volumes, in addition to the Costco volumes. Mr. Plant explained they accounted for separate trip generator from the grocery store and accounted for trip generation of currently vacant retail spaces in Evergreen with hopes Evergreen becomes full and generates more business. Mr. Plant explained that they did look at all volumes for both interior and exterior roads and analyzed the various intersections and confirmed the roads in this area could support the traffic from new developments. Mr. Plant added that the proposed right turn only lane at the southbound approach would allow traffic to flow to Hemlock directly. Mr. Plant summarized that Langan took a conservative approach in looking at what was used to evaluate the Master Plan and further explained they wanted to stay consistent with the Costco traffic study. Ultimately, they feel they can adequately maintain and accommodate traffic.

Tom Barker, Principle Architect reviewed the architectural design for the proposed site plan. Mr. Barker commented on the roof plan, which would feature a low slope membrane roof with 24 sky lights to enhance customer experience. Additionally, a tall parapet around the edge of the building would shield all mechanicals. Mr. Barker highlighted the exterior features of Whole Foods citing two glass volumes to define the main entry, a façade with punched openings, canopies coming out on the front elevation, mid tone gray veneer and above the windows a wood-look product that would provide some warmth to the exterior. Mr. Barker commented that the retail portion of the building's material would include a warm white/gray brick, which would allow this portion to stand out slightly from the grocer but maintains the theme of the building. Mr. Barker commented that there would be a painted CMU on north elevation and there would be proposing a large-scale mural. Mr. Barker explained that they would like to coordinate with a local artist for this mural.

Chairman Pacekonis asked for staff comments.

Director of Planning Michele Lipe read Planning Report.

1. Request for a Site Plan of Development for a request for a site plan of development for a new 50,000 sf retail building – consisting of two spaces- to replace 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.
2. The new building is sighted approximate 400 feet from Buckland Road and will be primarily accessed through Hemlock Ave., although there will be several internal access points. The applicant previously received an approval for an update to the general plan on November 10, 2020. At the time of the general plan review, the PZC identified the following items of concerns to be addressed with the site plan.
 - a. Updated signage so that the road names are clearly identified on site;
 - b. 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

AUGUST 17, 2021

- c. the traffic study must evaluate impacts of this development on Buckland Road, particularly at the Hemlock Ave and Tamarack Ave intersections, to insure there are no adverse traffic impacts from this development
3. The site plan reflects the termination of Evergreen Way at the roundabout with the continuation of relocated Evergreen Way (to be known as Cottonwood Lane) around the northern perimeter of the new building. Internal signage is being added to help direct traffic from the entrances to the Whole Foods.
4. Pedestrian access is being addressed throughout the site with perimeter and internal walkways with crosswalks. Staff would recommend that a stamped concrete or other treatment be added to crosswalks throughout the development (similar to what we see in other areas of Evergreen Walk). Also, Section 6.7.3 requires that a bike rack be added with new retail establishments in excess of 15,000 sf.
5. The new parking area is designed for 314 spaces (previously there had been 321 spaces). The new parking area has included 3% or 8 EV Charger ready spaces as required per our regulations.
6. Parking lot landscaping requirements have been met with 17% interior landscaping; 10% required. Additional landscaping is being around the perimeter of the site, in the wetland mitigation area as well as proposed landscaping changes being made at the Hemlock entrance. These changes including the removal of the existing Bradford pear trees in the center island, will be replaced with a stonewall, similar to what is found in other area of Evergreen Walk, and planted with ornamental grasses.
7. The site will be lit with similar lighting that is currently used throughout Evergreen Walk that is full cut-off LED fixtures. The lights in the parking areas will be 25 feet high and the pedestrian fixtures will be 15 feet high. Shields will be added to the back side of the lights in the southern parking lot. Building security lighting will be added as required. A photometric diagram has been presented. We would request that the applicant consider reducing the lighting levels in the parking areas when not in use.
8. The applicant is proposing building signage on the front, side and rear of the building. The ADRC reviewed the plans on Thursday, July 1 and again July 22 to discuss the proposal. The committee was satisfied with materials and architecture proposed; however, they had requested the applicant address the northern elevation (back of the building). The applicant came back with the proposal to add a mural on this façade, which was well received by the committee.
9. In accordance with Section 4.2.10 F, a shopping cart management plan is required. The purpose of the plan is to prevent the accumulation of carts around the site. The applicant is providing two storage areas inside.
10. There will be no outside storage on site. All dumpsters will be stored within the building. There is no rooftop mechanical equipment showing above the roofline on the architectural elevations submitted with the application.
11. The turning radius are being widened at the necessary intersections to accommodate anticipated truck movements. Trucks will conduct loading/unloading for both tenants in the rear of the building on the northwestern side. A truck turnaround area is shown. This western parking area is in front of the Evergreen Crossing Independent Living apartments, but at a much higher elevation and over 430 feet building to building. The loading dock area will be visible from the

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

AUGUST 17, 2021

second floor of the residences. To visually mitigate any views into this area, the applicant intends to plant a row of evergreen screening along the westerly end of the parking area.

12. There are regulated wetlands in this area. The applicant received IWA/CC approval on May 5 with the following approval conditions: Bonds in the amount of \$20,000 to ensure proper placement and maintenance of erosion and sediment controls; \$20,000 for installation of stormwater structures; and \$10,000 to ensure successful establishment of mitigation plantings to be held for three growing.
13. The site is served by public water and public sewers. WPCA approval is not required as the previous uses are similar to the proposed use.
14. A traffic study was prepared by the applicant and town staff has been working with our consultant, VHB, on the details of the study. Staff's particular focus were the impacts of the additional traffic on Buckland Road and level of service at the intersections. The applicant intends to mitigate this situation at the Hemlock and Buckland Road intersection with the addition of a south bound turn lane.
15. Police Services and the Fire Marshal have reviewed the plans and do not have any specific concerns.

If this application is approved, the Planning Dept has no additional modifications to request.

Town Engineer Jeffrey Doolittle read the Engineering Report.

1. The existing sanitary sewer that runs between the two existing buildings to be demolished, needs to remain active until the new sewer around the proposed building is constructed from SMH 2 to the existing SMH in Hemlock Drive, as this pipe carries flow from buildings in Evergreen Walk north of this site. A phasing plan and notes about this needs to be included on the demolition plan, site plan, utility plan and other plans as needed.
2. Include plans to secure the site during construction and maintain and protect traffic around the site, including any detours needed for this construction. This needs to be submitted before a pre-construction meeting.
3. I suggest the speed hump west of the loading area be moved around the corner to the north end of the parking lot on the west side of the building so it is not in the truck path. I think another speed jump by the stop sign heading east out of the loading area would be a good idea to discourage through traffic using the loading area.
4. I suggest adding another sign L on Hemlock Ave between Evergreen Way and Cottonwood Lane for eastbound traffic.
5. We have used a slightly different detail for permeable pavement and it is attached for your use.
6. The conceptual off-site improvement plan showing a right turn lane on Buckland Road to Hemlock Ave should show all 4 northbound lanes 11 feet wide. We have done that at other intersections as we do not want the turning lanes to be too tight. A sidewalk easement will be needed here and I recommend this be a 10 feet wide and extend north another 100 feet or so to the north property line, for any more widening needing in the future.

Chairman Pacekonis asked for commissioner comments.

Commissioner Cavaganro questioned if it would be possible to make the new right turn only lane on Buckland Road longer in case of backup. Karen Johnson responded that the queue length is consistent with the analysis, additionally, extending would require moving major utilities and mature trees. Commissioner

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

AUGUST 17, 2021

Cavagnaro questioned possibility of adding a direct entrance from Independent Living Complex to the Whole Foods plaza. Ms. Johnson responded that there is a significant grade change with a 20 ft. retaining wall. Director of Planning Michele Lipe added that would be another entrance on the backside of Whole Foods. Commissioner Cavagnaro questioned where potential bike racks would be located. Ms. Johnson explained bike racks would be added and they would work with Whole Foods on where these should be located. Commissioner Cavagnaro commented in support of the application and is particularly excited about the proposed exterior.

Commissioner LeBlanc questioned if the top of the roof could be viewed from Buckland Road. Karen Johnson responded that there is lower visibility of this site from Buckland Road and additionally there is no significant grade change, unlike other end of Evergreen where LL Bean is located where the roofline can be seen. Commissioner LeBlanc commented in support of the proposed mural, however, is concerned with maintenance of the mural. Ms. Johnson explained they are investigating the method for the mural further and would continue to work with Whole Foods. Ms. Johnson added that they recently helped with a mural by Blue Back Square. Commissioner LeBlanc commented that he is excited to have Whole Foods in town.

Commissioner Wagner commented that he is excited about the long-term plan for Evergreen Walk. He questioned where the sidewalk ends on Buckland Road with the addition of the right turn only lane. John Plant responded that they plan to relocate the sidewalk connection to accommodate the turn lane but the sidewalk will continue along Buckland Road as it currently does. Commissioner Wagner asked for further details on the Shopping Cart Management Plan. Karen Johnson explained this plan is the Whole Foods policy in regards to their safety plan, scheduled for cart sweep and shopping cart storage. Commissioner Wagner asked about retail space. Ms. Johnson responded that no retailer has been identified at this time.

Commissioner Flagg questioned if the size of Whole Food would be similar size and layout as surrounding locations like Glastonbury and West Hartford. Ms. Johnson explained there is no standard for Whole Foods stores, the main similarities are the general layouts, like produce when you first enter the store, but in general, the layouts are dependent on market strategy. Commissioner Flagg commented on traffic layout and his concerns with traffic during the holidays. John Plant reviewed the que report, adding that there is only a one-way entrance into Whole Foods off the roundabout. Mr. Plant commented that the purpose of the roundabout is to slow down traffic. Mr. Plant commented that after reviewing both Costco's traffic report and Whole Foods traffic study he is confident that traffic would still operate efficiently. Mr. Plant reviewed various entrances to the Whole Foods site. Commissioner Flagg questioned if the roundabout would get widen. Mr. Plant responded that it would not, it would defeat the purpose of slowing down traffic. Commissioner Flagg commented that he is concerned about traffic jams in this area. Mr. Plant commented that they did extensive research and do not foresee this being an issue.

Commissioner Powell echoed support of the application. Commissioner Powell questioned if they had considered directional signs or arrows for entrances. Karen Johnson commented that internal signage was discussed earlier in the application process and there are a number of signs on the site plans being proposed.

Chairman Pacekonis questioned the accuracy of the traffic pattern and queue length, felt the proposed length for the queue was short. John Plant responded that the movement does not stop, it is continuous. Chairman Pacekonis questioned if Chief of Police has looked at traffic report, particularly concerned if there is a possible safety issues with traffic from Buckland Road and the other lanes on Cottonwood. Commissioner Pacekonis commented that there would be an increase of vehicles that that exit the site in the front of Whole Foods and then proceeds east or west. Chairman Pacekonis is particularly concerned about the exiting onto Cottonwood Lane and having a lone queue. Chairman Pacekonis summarized that he does have traffic concerns but is unsure if there is a cure for it. Mr. Plant commented that there would be a stop signing

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

AUGUST 17, 2021

coming south on Cottonwood to provide some relief for cars exiting Whole Foods. Chairman Pacekonis is unsure if this would be sufficient.

Chairman Pacekonis commented on rooftop units being screened and questioned height of the parapet wall. Tom Barker responded that diagrams accurately reflected the rooftop units and parapet wall, you will not be able to see units from the road. Mr. Barker commented that the parapet wall would be 5 ft. in height and the roof slopes to the back, which is where the units would be located. Chairman Pacekonis questioned exact measurements. Mr. Barker does not have the height of the tallest mechanical unit. Chairman Pacekonis commented the he would like to be sure that the rooftop units are well hidden, unlikely at the other end of Evergreen Walk. Karen Johnson commented on rendered views of Whole Foods. Karen Johnson, Chairman Pacekonis, Commissioner Wagner and Commissioner LeBlanc discussed the rendered photo and the accuracy of its depiction. Karen Johnson commented on the change in elevation on Buckland Road, while the roof can be seen in the LL Bean Plaza of Evergreen, the grade is much higher where Whole Foods would be situated. Chairman Pacekonis commented that wants to be sure that roof mechanicals are not visible.

Commissioner Wagner motioned to extend the regular meeting until 10:15pm.

Commissioner LeBlanc seconded the motion. The motion passed unanimously.

Chairman Pacekonis commented on concerns regarding the mural, particularly the maintenance. Chairman Pacekonis commented that he is also concerned that the mural may be replaced with advertisement. Karen Johnson commented that they would agree to an approval condition to allow no advertising.

Chairman Pacekonis commented on the lighting levels and questioned if reducing the light levels would work with Whole Foods plan. Karen Johnson responded that the lighting has been designed to be in zones which can be controlled, for example, some of the parking lot lighting can be scheduled to turned off 2 hours after closing.

Chairman Pacekonis commented on concerns with the blank retail space, hoping history does not repeat itself with vacant space. Karen Johnson commented that there has been a great deal of positive feedback with the announcement of Whole Foods, which she is sure will create more business in Evergreen Walk. Ms. Johnson commented that she is confident that this space will get rented.

Chairman Pacekonis read letter of support from Economic Development Commission (Exhibit B).

Commissioner Wagner motioned to approve application with the following modifications.

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 \$20,000 to ensure compliance with the erosion and sediment control measures and \$20,000 to ensure establishment of storm water system and \$10,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures (to be held three years).
4. A landscape bond in the amount of \$10,000 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

AUGUST 17, 2021

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. Stamped concrete or other treatment be added to crosswalks throughout the development.
14. Engineering comments dated 8/13/21 shall be incorporated into the final plans.
15. In accordance with Section 6.7.3.1.a bike rack shall be provided.
16. The mural design is for art purposes only; no advertising is allowed. The applicant shall return to the Commission with the details of the final design and materials to be used.
17. A program to reduce site lighting as appropriate shall be employed.

Commissioner Flagg seconded the motion. The motion passed unanimously.

2. **Appl. 21-31P, 1060 Main LLC and Housing Authority TOSW** – request for a special exception to table 3.1.1A, Section 7.7 and site plan of development for the redevelopment of the existing 31,495 sf facility into 37 elderly apartment units to be known as 1060 Main Street Elderly Housing, on property located at 1060 Main Street, A-40 zone

Commissioner LeBlanc motioned to approve the application 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 \$5,000 to ensure establishment of storm water system.
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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-12-

AUGUST 17, 2021

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. Engineering comments dated 7/22/21 must be incorporated into the final plans.

Commissioner Cavagnaro seconded the motion.

Chairman Pacekonis commented that these units are consider affordable because of their smaller sized units, these are not considered low income housing.

The motion passed unanimously.

3. **Appl. 21-30P, Hartford Truck Equipment LLC Temporary & Conditional Permit** – request for a two-year temporary and conditional permit for a truck storage area to accommodate 100 trucks, approximately 1 acre in size, on property located at 542 King St, GC and RR zones.

Chairman Pacekonis commented that the original application was for a 2-year temporary and conditional permit but a Commissioner could suggest a 1 year temporary and conditional permit.

Commissioner Cavagnaro motioned to approve a 1 year temporary and conditional permit with the following conditions.

1. This approval is for a truck storage area to accommodate 100 trucks, approximately 1 acre in size, on property located at 542 King Street. All trucks should be parked within the fenced area as shown on the plans.
2. This one-year temporary and conditional permit for this use will expire on August 17, 2022.
3. The applicant shall return to this Commission with a site plan modification to address this expansion including a plan that meets the butter requirements of the zoning regulations.

Commissioner Powell seconded the motion.

Commissioner Wagner commented on the expectation to maintain the berm and pest control. Commissioner Wagner commented that Town Engineer Jeffrey Doolittle indicated a twice a year inspection to confirm the berm had not settled.

Director of Planning Michele Lipe suggested an inspection in the fall upon completion and again in the spring.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-13-

AUGUST 17, 2021

Commissioner Wagner agreed that there should be an inspection of the berm upon installation and again in the second quarter of 2022 to ensure the height is maintained and there are no pest.

Commissioner Flagg commented that if the temporary and conditional is for a year then they should skip the 6-month inspection.

Chairman Pacekonis clarified the inspection should happen sometime in the second quarter in April or May.

Commissioner Wagner clarified that Design Professionals would be obligated to confirm berm height.

Commissioner Cavaganro and Commissioner Powell agreed with this additional condition. The motion passed unanimously.

4. **Appl. 21-33P, Treglia Storage Lot** - request for a 2-year temporary and conditional permit (Section 2.13.a) to allow a storage lot for vehicles, boats, campers on property located at 15 Edwin Road, I zone

Commissioner Flagg motioned to approve a 1 year temporary and conditional with the following conditions.

1. The Temporary and Condition permit will expire on August 17, 2022, and must be renewed before that time if the use is to continue.
2. All free standing signs and temporary signs require the issuance of a sign permit before they are erected.
3. A landscaping plan must be prepared and submitted to the Planning Department for approval. A landscaping bond in the amount of \$3000 is required and will be held for a full growing season after the landscaping is installed.

Commissioner Wagner seconded the motion and commented that he believed the applicant would need help understanding the conditions and should work with the Planning Department.

Commissioner Cavagnaro commented that he would like to see mid-way progress of the landscape and would like to ask the applicant to come back to the Commission half way through his one-year permit.

Chairman Pacekonis commented that town staff would stay on top of the applicant and Mr. Treglia would not need to come back half way through the year.

The motion passed unanimously.

5. Discussion regarding 2021 Legislative changes affecting zoning.

The Commissioners and Director of Planning Michele Lipe discussed the upcoming legislative changes including as of right accessory apartments, training for commissioners and new cannabis laws.

Commissioner Wagner motioned to extended the meeting to 10:25pm. Commissioner Flagg seconded the motion. The motion passed unanimously.

BONDS:

Landscaping Bond

Appl 19-48P, Home Depot berm in the amount of \$25,000 to be reduced by \$25,000 to leave a balance of -0-.

Commissioner LeBlanc made a motion to reduce the above-mentioned bond. Commissioner Wagner seconded the motion. The motion passed unanimously.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-14-

AUGUST 17, 2021

MINUTES: 7/27/21; Commissioner Wagner motioned to approve the minutes. Commissioner LeBlanc seconded the motion. The motion passed unanimously.

OLD BUSINESS:

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-39P, Kilkenney Heights II-** request from Mannarino Builders Inc. for reapproval of the Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones (previously approved October 30, 2020)
2. **Appl. 21-40P South Windsor Stone & Landscaping Supply LLC-** request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Commissioner Powell motioned to adjourn. Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

Meeting adjourned at 10:25pm.

Respectfully Submitted,

Caitlin O'Neil, Recording Secretary