

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

**MINUTES**

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**AUGUST 18, 2020**

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

**ALTERNATES PRESENT:** Paul Bernstein, Elizabeth McGuire

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Michael Lehmann, IT Technician; Lauren Zarambo, Recording Secretary

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**CALL TO ORDER:** Chairman Pacekonis called the meeting to order at 7:00 p.m.

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

**PLEDGE OF ALLEGIANCE**

Chairman Pacekonis stated the meeting is being live-streamed through a Webex conference call on the Town website as well as local channels, and will be operating under the following procedures:

- This session is being audio-recorded and video recorded.
- To ensure sound quality, the default rule for this meeting is that everyone will remain on mute.
- Commissioners and staff will generally remain on mute except when speaking or voting, and will generally be keeping video of themselves on throughout the meeting.
- Applicants should feel free to leave their video on or off. However, they will be asked to turn on their video when speaking.
- The public can provide public comments by email and/or phone. The email address and phone number with meeting code can be found on the front of the agenda.
- During public meetings, all of the normal rules, including stating, and now spelling your name, still apply.
- If you are speaking at this meeting and have an exhibit to submit to the Commission, which was not distributed in advance of the meeting with the rest of the materials, please indicate that you wish to submit an exhibit. You will need to hold it up to the camera so that the Commission and all members of the public may review it. In addition, you will be required to email the exhibit, or take a photograph of it and email it to [planningzoningcomments@southwindsor.org](mailto:planningzoningcomments@southwindsor.org), and it will be included in the permanent records of the Commission.
- Members of the public may only speak during public participation for an item not on the agenda and during the public hearing comment period.
- Lastly, a reminder to the public on the phone to press \*3 to indicate that you want to speak and # to get back to the main menu.

Director Lipe stated the IT Department is also experimenting with broadcasting the meeting on UTube.

**PUBLIC PARTICIPATION:** None

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

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1. **Appl. 20-30P, Windsor Federal Savings & Loan Association** – request for Site Plan of Development for 2,682 sf building, on property to be known as 176 Deming Street (formally 395 Buckland Road), RC zone

Mr. Benjamin Wheeler, Director of Operations from Design Professionals, Inc., presented the request with Licensed PE Daniel Jameson and Project Landscape Designer Rachel Meier, with Mr. George Hermann, CEO of Windsor Federal Savings and Loan, Architects Jim Becker and Kathryn Mease of Tecton Architects, and Traffic Consultant Matt Skelly of Fuss & O'Neill.

Mr. Wheeler stated this will be the first South Windsor branch for Windsor Federal that is currently operating from a temporary address on Deming Street next door to the site. The 2,682 sf bank with drive-thru will be located at the northwest corner of Buckland Road and Deming Street, and have its main access point on Deming Street. The existing access point on Buckland Road for the Carmon Samsel Funeral Home will be widened to meet Town standards, and employed to facilitate better traffic flow. Sixteen parking spaces are required, but thirty-three parking spaces will be provided around three sides of the building and shared with the funeral home for overflow parking when needed. Cross-travel easements will be provided.

Mr. Wheeler showed the site plan describing permeable pavers, crosswalk and sidewalk connections from Deming Street to Buckland Road. No dumpster is proposed with all refuse taken off site to be disposed of by a service. Landscaping was described for the site including the large maple tree that is existing and will be saved as a long term asset to the property. The applicant will commit to irrigation of the landscaping on the highly visible site.

The ADRC reviewed the project favorably and commented about low light levels on site so lighting levels have been increased without increasing the four poles planned. Traffic for the site was reviewed and showed no negative impacts on the existing roadwork. An elevation was shown of the modern colonial building. Per ADRC suggestion, the clapboard will be dove gray in color rather than stark white. Signage was shown as a ground mounted illuminated sign. There is one engineering comment still to be addressed and will be accepted as a condition of approval.

Director of Planning Michele Lipe gave staff comments:

1. This request is for a site plan of development for 2,682 sf building including a bank drive thru, on property to be known as 176 Deming Street (formally 395 Buckland Road), RC zone
2. The subject site will be accessed through the existing entrance to the Carmon Funeral Home driveway at 419 Buckland Road, as well as through the existing access drive off of Deming Street. Both existing drives will be widened to a standard 24 foot driveway and the former access to the site will be eliminated. This meets the goals of the Town access management program.
3. The impervious coverage proposed is 58.6%; 60 % allowed. The parking requirement for a financial institution is 1 space for 250 sf of gfa +1 for each employee requiring 16 spaces. The plan shows a total of 33 spaces. The extra parking being created will be used by the funeral home; certain spots dedicated on site for day use and opportunity to use the entire site's parking during the evening and weekends for their services. Currently there is regularly a shortage of parking and this provides an opportunity to mitigate the problem.
4. A new sidewalk proposed along the Deming Street frontage as required as well as sidewalks connecting onto the site from both Deming Street and Buckland Road. A new cross walk is shown at the Deming Street access drive.

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5. The building will be set down approximately 13 feet at the Buckland Road/Deming Street. There is a retaining wall proposed that will range from 3 – 7 feet. There will be a four foot black rod-iron fence along the top of the wall.
6. Architectural and Design Review Committee reviewed this proposal on July 16, 2020 and were pleased with the proposed design. They recommended that the applicant consider a grey siding as opposed to white siding and white trim to provide more contrast.
7. The mechanical equipment is proposed on the top of the building and will not be visible from the public ways.
8. Proposed lighting will include four 15' high poles, with cutoff fixtures as well as building mounted lighting.
9. The applicant is proposing to save the significant maple tree on the corner of Deming and Buckland. Other landscaping includes perimeter trees and foundation plantings. Parking lot landscaping requirements have been met with 15+% landscaping coverage in the parking area.
10. There is no dumpster area shown on the site as the owner does not need one for their current operation. If one were needed in the future, there is adequate room and extra parking that a space could be converted.
11. There are regulated wetlands on the site. The applicant received approval from IWA/CC on July 1, 2020 with the recommendation of a \$10,000 erosion & sediment control bond, and a \$10,000 bond for the stormwater structures.
12. Public water and sewer will be provided. Water Pollution Control Authority approval is required.
13. The Fire Marshal has reviewed the plan and has no issues with the proposed site layout.

If this application is approved, the Planning Department requests that a crosswalk and landing area be added to the plans in the area along the driveway on Deming Street that is being expanded.

Town Engineer Jeff Doolittle noted the following engineering comments dated 8/11/20 have been addressed with the exception of one outstanding comment needing completion, to inspect the downstream drainage system to the outfall behind several buildings to the west to make sure that it can accommodate the flow from the development.

1. It appears the proposed maintenance easement to the Town at the corner of Deming Street and Buckland Road is for the sidewalk and traffic control equipment and that should be included. This easement should be large enough to allow room for a crew to maintain and repair/replace these items and should be in whole numbers, i.e. 10 feet x 6 feet.
2. Include a painted crosswalk across the western driveway by Deming Street and a concrete accessible ramp and landing on the western side of this driveway.
3. The entrance from the parking lot to the north should be shifted west about 3 to 4 feet to the existing parking space and to line up with the aisle in that parking lot. The east side of the entrance should be moved a little west as well. The parking spaces on the east side, just north of this entrance will be difficult to get in and out of and should be marked so vehicles do not block this driveway to the bank.
4. The slope between the bottom of the proposed retaining wall and the curb along the parking lot appears to be steeper than 3H:1V which will be difficult to maintain.

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5. The Pollution Control Superintendent prefers to use the existing sanitary sewer lateral that was installed in Buckland Road for this parcel. This is shown on the attached Sanitary Sewer Plan Sheet 33-B. Provide a reason why this lateral is not being used, if the plan remains to install a new sewer lateral as shown.
6. Show the existing drainage pipes with sizes and slopes/inverts all the way to the existing outlet and include this entire system in the drainage analysis.
7. What is the purpose of the underdrains shown around the underground stormwater retention system?
8. The traffic report does not include traffic from the large Costco development proposed at Evergreen Walk behind LA Fitness.
9. WPCA review and approval is needed for this application.

Chairman Pacekonis asked for any comments from the public to be entered into the record. There were no comments from the public.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Wagner discussed the sidewalk that ends at the property line with Mr. Wheeler who noted a crosswalk and landing area, to be located on the other side of the driveway, is shown on the plans.

Commissioner McGuire asked about the access from Buckland Road through the funeral home driveway and parking lot and asked about pedestrian safety when funerals are held. Mr. Wheeler noted the funeral home will be responsible for directing traffic during funerals and noted the main access for the bank is on Deming Street.

Commissioner Bernstein asked if the four 15' high light poles were sufficient lighting for the site. Mr. Wheeler noted lighting standards met in their plan and that pole height and power had been increased slightly per comments from the ADRC.

Commissioner Flagg discussed the rod iron fencing and retaining wall, and drive-thru operations with Mr. Wheeler who noted the retaining wall will not be visible from Buckland Road because of grading and how the building sits lower on the site. The dual access points allow for plenty of circulation for the drive-thru.

Chairman Pacekonis spoke with Windsor Federal Savings CEO/President George Hermann who stated the lobby of their temporary location is open and the new building is being designed with the most up to date protocols for Covid-19. Hours of operation will be 8 a.m. to 5 p.m. Monday through Thursday, 8 a.m. to 6 p.m. on Friday, and 8 a.m. to noon on Saturday. Site lighting was discussed.

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

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$10,000 for construction of stormwater controls including the detention basin and \$10,000 for erosion and sedimentation control.
4. A landscape bond in the amount of \$4,000 is required and must be submitted prior to filing of mylars.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.

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6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 8.1.11 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. The building street number must be included on the final plan.
10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. Engineering comments dated 8/11/20 must be incorporated into the final plans.

Commissioner Flagg seconded the motion

The motion carried and the vote was unanimous.

**PUBLIC HEARING / Webex Conference ONLINE MEETING**

**CALL TO ORDER:** 7:33 p.m.

Secretary Commissioner Bonzani read the legal notice as published in the Journal Inquirer on Saturday, August 8, 2020 and Thursday, August 13, 2020.

Chairman Pacekonis stated the meeting is being live-streamed through a Webex conference call on our website, local channels, and is being audio and video recorded.

1. **Appl. 20-02P, Kilkenny Heights II Subdivision-** request from Mannarino Builders Inc. for a 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

Mr. Jay Ussery and Project Engineer Dana Steele from J.R. Russo & Associates, LLC presented the request on behalf of the applicant, Mr. Robert Mannarino of Mannarino Builders, Inc.

Mr. Ussery gave an overview of the application for a special exception for a 13-lot (12 new lots) open space subdivision as an extension of Maskel Road that will connect to Abbe Road, and will incorporate 12.3 acres of open space to be conveyed to the Town. Exhibits were shown of aerial views and the site plans submitted.

The applicant previously came before the Commission last fall where it was determined an open space subdivision was preferable over a conventional subdivision that could be developed by right. The 12.3 acres of subdivision open space will be contiguous to open space already owned by the Town. The applicant will be providing an access point to the open space at the northern end of the parcel. Photographs were shown of the land described as northern hard wood forest void of invasive species with large deciduous trees and wildlife. Photos of the walking trail were referenced on a map. A larger overview was shown of the combined open space measuring just under 40 acres plus the Eversource transmission line corridor.

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Mr. Ussery narrated each page of the plan set. Existing conditions showed the temporary cul-de-sac on Maskel Road originally planned with a 50' strip to be extended into a future development. The small area of wetlands on site were reviewed and received IWA/CC approval in January of 2020. Plans were shown of the conservation area, wetland basin, topography map, water quality basin and road profile.

The landscaping plan was shown with arborvitae trees added to the rear of the lots along Abbe Road for screening in addition to the water quality basin. The back of Lot 5 will be screened from Lot 6 with Norway spruce trees. Street trees will include red maples, ornamental cherry trees, red oak, and autumn blaze maples. The open space access will have a paved apron with a grass walkway leading to the open space and arborvitae trees planted along the north side of Lot 7 for screening. An easement is proposed along the rear westerly edge of Lots 7 through 13 along the Eversource transmission line to provide access to the existing path/roadway.

A waiver is requested for sidewalks to be on one side of the road. Maskel Road is currently developed with sidewalks on the east side. The applicant proposes to continue the sidewalk on the east side of the new road up until the road turns westerly where the sidewalk would then be located on the south side of the road to Abbe Road.

A waiver is also requested for the north access point to the open space for a 20 foot wide access where 50 feet is required by regulations. Mr. Ussery described two other existing access points to the 38 acres of open space. Access to open space on the northerly side of this development, north of Lot 7, is proposed to measure 150 feet by 20 feet wide. The 12 feet of cleared area would have a 10 foot wide walking trail to open space.

Mr. Ussery referenced the letter submitted from Project Engineer Dana Steele detailing how the 14 criteria for the open space subdivision special exception have been met, and noted comments from Town staff have been addressed except for one regarding the intersection at Abbe Road that will be addressed as the public hearing continues. Their traffic engineer, Tess Schwartz of Tessera Engineering, did the speed study and it was determined the sight line at Abbe Road is short 30 feet. Traffic calming measures are recommended from the traffic authority and the applicant is in process of providing what will be required to the Town Engineer for review.

Director of Planning Michele Lipe gave staff comments:

1. This is a request from Mannarino Builders Inc. for a 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 and the reconfiguration of an existing , on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones
2. This subdivision has been designed in accordance with the open space subdivision requirement. In October of 2019, the applicant had concept plan discussions with the Commission regarding the layout of the subdivision and at that time the PZC directed the applicant to design the project as an open subdivision. Subsequent to that meeting, in November 2019 the PZC denied the applicant's formal request for a waiver to the length of the cul de sac in favor of having the road network be completed and outlet onto Abbe Road.
3. There are several design guidelines in Section 7.14.6 of objectives for the proposed open space. They include:
  - Promote the preservation guidelines in the various plans we have – OSTF, POCD, Recreation Plan;

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- Preserve and maintain all or part of any existing forest, fields pastures and other land in agricultural use;
  - Consideration for the preservation, creation and connection of areas used for wildlife habitat recreational corridors and trails;
  - Provision provided for pedestrian access between properties;
  - Locate in areas where the land is contiguous to other open space properties;
  - Preserve scenic views and vistas;
  - Protect and preserve and historic or prehistoric sites; and
  - Maintain the visual integrity of hilltops and/or heavily wooded areas.
4. Open Space subdivision, allowed by special exception, are also subject to the general special exception criteria of Section 8.7 including:
- The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
  - The application has met the requirements of the zoning regulations.
  - The land is physically suited to the proposed use.
  - Minimal, if any, adverse environmental impacts are created.
  - No traffic or other hazards will be created.
  - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
  - There will be minimal or no adverse effects on existing uses in the area.
  - Surrounding property values will be conserved.
  - The character of the neighborhood will be maintained or minimally disrupted.
  - The general welfare of the community will be served.
  - There is a balance between neighborhood acceptance and community needs.
  - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
  - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
  - The architectural design is aesthetically pleasing and blends well into the surrounding area.
- The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.
5. Minimum lot size allowed in the RR zone is 20,000 sf. The minimum lot size proposed is 20,000 sq ft. Under our open space formula the maximum number of new lots allowed is 12 lots.

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6. The road configuration consists of the extension of Maskel Road to Abbe Road to the east, leaving a road stub to the property to the north. With the extension of the road, the cul de sac wings will be conveyed to the abutting property owners.
7. The open space requirement for this subdivision is 12.3 acres. The applicant proposes 48 acres that will connect to existing open space acquired from the Kilkenney Heights subdivision and Dzen Tree Farm open space subdivision. This open space is proposed to be combined by deed with the existing open space as required in the regulations.
8. The applicant is proposing to leave a 20 foot access strip to the open space at the northerly end of Maskel Road with a small paved area for maintenance vehicles use. The intent for public access is to clear a 12 foot wide area to add a 10 foot wide mowable path. This path would connect to the existing Eversource easement. The plans call for a public access easement over approximately 45 feet of the rear portion of eastern lots (lots7 -13) to accommodate the use of the existing Eversource path.
9. Section C.1.c.(3)b of the Subdivision regulations requires public access strips to be 50 feet wide; Section C.1.g Exception to Standards allows the applicant to request minor deviations to this requirement. The applicant is requesting to be allowed to have a 20 foot pedestrian access strip.
10. The Open Space Task Force had reviewed this property concluding that the top of the hill with an existing trail under the power easements connects to our existing and very desirable areas for open space. The hilltop will provide access to the second highest point in South Windsor (the Town already owns the highest point at the Wildlife Sanctuary), with views of the Hartford skyline.
11. The subdivision regulations also require that any future Town-owned open space be referred to the Town Council for their recommendation regarding future acceptance. The Town Council discussed the open space at its February 3<sup>rd</sup> meeting and forwarded a favorable recommendation for the property to become Town owned open space. The resolution is being submitted for the record.
12. Under the open space subdivision regulations the Commission has three options for open space ownership:
  - ◆ Town ownership, subject to Town Council approval;
  - ◆ Quasi-public land preservation organizations, subject to their acceptance; or
  - ◆ Homeowners Association.

The subdivision regulations also provide for Commission approval of the location of open space. If the Commission is not satisfied with the proposed location, you have the option of requesting it in a different location or requiring a fee in lieu of open space.
13. The subdivision regulations also require that any future Town-owned open space be referred to the Town Council for their recommendation regarding future acceptance. The Town Council discussed the open space at its February 3, 2020 meeting and forwarded a favorable recommendation for the property to become Town owned open space. The resolution is being submitted for the record.
14. There is a small area of regulated wetlands on the property. The applicant received IWA/CC approval on January 15, 2020, with a bond in the amount of \$20,000 for compliance with erosion and sediment control measures; a bond in the amount of \$25,000 for the installation of the storm water structures; and a bond in the amount of \$5,000 for plantings within the basin to be held for three years. Other approval conditions included a conservation easement required over the wetland area, as well as, that notice be



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placed on the deeds of Lots 1,2,3,4 and 6 that indicates any additional clearing from that is shown on the plans and would require additional approvals.

15. Sidewalks are shown on the easterly side of Maskel Road extension, and then connecting to Abbe Road connecting of the existing sidewalks on Maskel Road along the southerly side of the new street.
16. Street trees are shown on both sides of all streets, within a street tree easement that is shared with Eversource. The landscape plan, prepared by a landscape architect (as required), shows a combination of large canopy trees, columnar maples and flowering trees along the street frontage. In addition, some landscaping screening trees have been added to the northwesterly lot along the open space access easement, as well as, along the westerly property boundary adjacent to the existing houses along Abbe Road.
17. The site will be serviced by public water and sewers. WPCA approval is required.
18. The Traffic Report indicates that the existing roadway network has the capacity to accept the proposed traffic with no level of service reductions. The sight lines looking north do not meet the current sight line distance needed for the 85<sup>th</sup> percentile traffic speed, and the developer has proposed to make road improvements in Abbe Road to correct this sight line.
19. The Street Warden has requested that the easement be limited to a 10 foot easement.
20. If the open space is accepted as proposed, staff requests that Open Space permanent metal markers for delineating boundaries of Town-owned open space be installed.

Director Lipe added a comment from the Director of Parks and Recreation Ray Favreau who indicated the open space is ideal because it directly abuts Town open space with potential benefit to the public. It takes advantage of the existing trail by Eversource power lines and recommends that the two pathways connect from this open space to the other existing open space.

If this application is approved, the Planning Department has no additional modifications to request. Staff requests that this hearing remain open so that additional public comments can be received.

Town Engineer Jeff Doolittle elaborated specifically about the following engineering comments dated 8/10/20: #'s 1, 2, 5, 9, 10, 3, 11, 13, and 14:

The Town Engineer requested a note added to the plans that the property lines of the new subdivision, particularly on the northwest and south sides where it abuts existing lots, be staked out prior to the start of any work to clarify where everyone's property lines are.

1. The property lines on the North, West and South sides of this subdivision need to be staked out prior to the start of work.

The applicant is working on a grading plan for the intersection at Abbe Road to allow the sight lines to meet the requirement for the 85 percentile speed and is requested to widen the radius where the proposed road comes out to Abbe Road.

2. The grading plan for the intersection of Abbe Road and Maskel Road shows narrow pavement on Abbe Road. The radius of Maskel Road extension need to be larger (about 35 feet) on both sides where it meets Abbe Road and the tangent points of these radii need to be 12 to 13 feet from the center of the existing pavement on Abbe Road with tapers to match existing pavement by the nearest driveway north and south on Abbe Road.
3. Include a dimensioned coordinated plan for the proposed road with the profile.

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4. Show the existing ground on the profile.

The drainage is being tied into an existing drainage system that is old so the applicant is requested to do an inspection of the drainage system so that the Town can work with the applicant to make any repairs that are needed to that drainage system at this time.

5. The existing 15" ACCMP and RCP from the proposed Maskel Road to the outlet on the west side of Abbe Road will need to be inspected to determine their condition and replaced or repaired as needed.
6. The YD from lot 8/9 needs to be tied into the drainage system at a CB or other YD, so there is not a blind tap in the middle of an underground pipe.
7. Lot 6 driveway is just under 10% and should remain at a slope of 10% or less.
8. The vertical curves between stations 17+64 and 20+94 do not meet Town standards. I suggest the curves be adjusted so this section of road can be graded at a constant slope between about stations 18+50 and 19+50. I understand the idea is to capture as much stormwater flow in the catch basins and direct it to the stormwater basin. Additional catch basins may be needed between CB 5 and CB 6/7. Provide a gutter flow analysis to show how much water will be captured in the catch basins and how much will bypass them.
9. Show a plan to regrade Abbe Road and shoulder area to meet required sight line for 85% speed measured on Abbe Road.
10. Street light type, number and locations will have to be determined based on discussions with Planning, Police and Eversource Electric.
11. The Drainage Report does not appear to address the capacity and condition of the existing system on Abbe Road where the new storm drainage will be connected, or the new drainage downstream of the detention basin. Show a complete drainage analysis of these areas downstream of the detention basin and along Abbe Road to at least the outfall. The review of stormwater report is still in progress and we may have additional drainage comments
12. The foundation drain for Lot 4 should outlet toward the wetlands by the SW corner. Show the sump pump discharge location more clearly for Lot 6.
13. WPCA review and approval is needed for this subdivision.
14. All details need to conform to the Town of South Windsor standard details as applicable.

Chairman Pacekonis asked if anyone from public was online to speak. Mr. Lehmann, IT Technician, stated there was not.

Secretary Commissioner Bonzani read two letters written in opposition from Mr. and Mrs. Benjamin and Solange Appleton of 404 Abbe Road, Mr. and Mrs. Edward and Shirley Michalski of 416 Abbe Road. (Exhibit A)

Commissioner Dexter read two letters written in opposition from Ms. Kelly Maio of 165 Garnet Lane, and Ms. Jennifer Musson of 394 Abbe Road. (Exhibit B)

Mr. Lehmann stated there were now people online who would like to speak.

Mr. Adam Rich of 426 Abbe Road spoke in opposition to the application citing special exception criteria, requesting access to the plans, and that the Commission not to accept the special exception request as a given and not approve the application until alternative uses for the land are explored. He referenced the letter from

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Jennifer Musson about sighting of the bald eagle residing in the woods (Exhibit B). The 11 acres proposed as open space is of the same quality forest as the 11 acres to be developed. The special exception criteria is not being met by clear cutting 11 acres of prime forest. The 1000 feet of new road will be creating a hazard at their home as 400 feet will run parallel to their driveway where their children play. Trees along their driveway are 50 to 75 years old and they will not permit them to be removed or damaged. Mr. Rich stated he does not agree with the results of the traffic study and requested an additional study be done, paid for by the residents. The connection was lost and the call ended.

Mrs. Tracy Liner of 187 Maskel Road spoke in support of the application, their neighborhood and beautiful home built by Mannarino Builders. They are not concerned with an additional 12 houses being built and knew when they moved to Maskel Road that their cul-de-sac was temporary, and are looking forward to the additional open space.

Mr. Stephen Straight of 427 Abbe Road spoke against the proposed development protesting that the public hearing was held virtually. The impact of the development on dozens of families calls for an in-person hearing and the developer should have withdrawn his application until the pandemic is past. Mr. Straight referenced the Town Plan of Conservation and Development and encouraged preservation of the woodlands, the town's rural character and neighborhoods. Mr. Straight suggested improvements at the new intersection at Abbe Road could increase speeds on the road, and suggested the Town or residents on Maskel and Abbe Roads purchase the properties at fair market price to create the Anita J. Roy Park.

Mr. Adam Rich of 426 Abbe Road continued his call in opposition to the application agreeing with all the comments Mr. Straight made and citing additional special exception criteria. Property values in general are flat and not keeping up with inflation because of the increasing supply and this development of new homes will bring down values of the existing homes in the area. The general welfare of the community will be better served by increasing demand for existing homes and keeping the forest. Mr. Rich noted the criteria of neighborhood acceptance stating he and his wife own the land to the north of the proposed development that will turn their property into a corner lot that he does not accept. Mr. Rich noted he was unable to see all the documents presented regarding the street trees planned for the street tree easement, but there are already 1000 feet of very old trees on their property that may be removed or damaged for this development, and they will not permit that to happen. Mr. Rich urged the Commission not to approve the special exception.

Ms. Marian Maccarone of 427 Abbe Road, directly across the street from the proposed development, spoke in opposition to the destruction of the woodlands and its ecosystem that will force animals into residential yards and the destruction of their neighborhood known as The Hamlet. She voiced concerns that if the plan is approved the new road extension to Abbe Road will have headlights from cars shining directly into their windows. The connection was lost and the call ended.

Mrs. Monica Rich of 426 Abbe Road echoed her husband and neighbors' concerns speaking in opposition to the application noting special exception criteria of neighborhood acceptance was not being met and asked that concerns of the immediate abutters are addressed. Mrs. Rich described how her neighbor's property would be affected and noted the proposed new road will be parallel and very close to their 350' long driveway where their elementary school aged children wait for the school bus and their teen aged drivers will have to negotiate. There is no shortage of homes for sale in South Windsor with 118 presently listed, but there is a shortage of undeveloped land. She described how excessive the plan is to build 12 more homes noting the new elementary school is already at capacity and the new homes will be adding to the burden.

Ms. Maccarone of 427 Abbe Road called back continuing her call in opposition to the application noting contamination of the existing underground aquifers is possible and problematic to homes that have wells. Abbe Road is already a speedway and leveling the road for improved sight lines will only encourage faster

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speeds. The posted limit is 25 mph and the recent speed study confirms speeds far in excess. Ms. Maccarone noted the tragic death on Abbe Road caused by excessive speed, and stated greed over need is what is being valued with this plan that may be in bounds with what is allowed by the regulations but is not in the best interest of dozens of families. From the POCD 'Our town aspires to protect public health, well being and our natural environment' but this proposed development does the exact opposite. The commission is duty bound to follow their own stated strategies for development.

Mr. Kit Bonin of 200 Maskel Road agreed with his neighbors' concerns and voiced opposition to the application. The addition of open space for the town is wonderful but the destruction of old forest with the addition of new homes is not acceptable. Mr. Bonin indicated he was under the impression the Maskel Road cul-de-sac was permanent and encouraged the proposal to be rejected.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Dexter discussed the special exception with Director Lipe who explained the property could be developed by right as a conventional subdivision, or as an open space subdivision by special exception requiring 60% of the land to go into open space use while developing smaller lot sizes.

Commissioner Flagg noted the preliminary discussion regarding how the road was planned at Abbe Road because of the prohibitive length of the cul-de-sac.

Commissioner McGuire discussed with Director Lipe lot size and open space allowed by a special exception open space subdivision.

Commissioner Wagner asked for information to provided at the next public hearing to verify whether or not a bald eagle's nest is on the property; and to consider the possibility of a three-way stop sign at the new intersection at Abbe Road. The Commissioner also noted that the change to the power line easement for accessibility for recreational use goes into the Rich's property at 426 Abbe Road, and requested the applicant to find a way to protect the Rich's right not to have that section of the easement turned into recreational use.

Chairman Pacekonis discussed the detention basin with the Town Engineer, and asked that the request for trees in the letter from Solange Appleton of 404 Abbe Road is addressed. Mr. Ussery described the additional plantings in that area proposed in addition to the existing wood line under the direction of Staff Environmental Planner Jeff Folger. Chairman Pacekonis discussed construction hours designated in the construction ordinance of 7:00 a.m. to 5 p.m. Monday through Saturday, and asked if the applicant would agree not to work on Saturdays.

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

**REGULAR MEETING (continued)**

**BONDS: Callings/Reductions/Settings**

**Subdivision Bonds**

1. Appl. 17-04P, South Windsor Estates Phase I Subdivision Bond in the amount of \$393,800 to be reduced by \$195,800 to leave a balance of \$198,000.
2. Appl. 17-04P, South Windsor Estates Phase II Subdivision Bond in the amount of \$274,625 to be reduced by \$164,625 to leave a balance of \$110,000.

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

**Bond Calling**

Initiate the calling of the Letter of Credit for Appl. 15-11P, West River Farm LLC in that amount of \$20,000 for Invasive Plant Removal and \$12,500 Erosion and Sedimentation Control.

Commissioner Flagg made a motion to initiate the calling of the above mentioned bonds; Seconded by Commissioner Dexter. The motion carried and the vote was unanimous.

**MINUTES:** 7/28/20 No action taken.

**OLD BUSINESS:** *see page 3*

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone
2. **Appl. 20-45P, Olivieri Vending** – request for a minor site plan modification for a 360 sf addition for storage, at 233 Sullivan Avenue, I zone (Applicant requests staff approval in accordance with Section 8.6)

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the Regular Meeting at 9:30 p.m. was made by Commissioner Flagg; Seconded by Commissioner Bernstein. The motion and the vote was unanimous.

Respectfully Submitted,

Lauren L. Zarambo,  
Recording Secretary