

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

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**SEPTEMBER 8, 2020**

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**MEMBERS PRESENT:** Bart Pacekonis, Kevin Foley, Stephanie Dexter, Stephen Wagner, Bill Flagg, Kevin Greer, Frank Bonzani (arrived at 7:25)

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

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Michael Lehmann, IT Support; 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 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.

**PLEDGE OF ALLEGIANCE**

Chairman Pacekonis appointed Alternate Commissioner LeBlanc to be seated for Commissioner Bonzani.

**PUBLIC PARTICIPATION:** Mr. Lehmann reported there were no callers on the line.

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

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- 1. Appl. 20-40P, Progressive Sheet Metal LLC** - request for a site plan modification to add approximately 3,230 sf to the existing facility, on property located at 49 Mascolo Road, I zone

Project Engineer Daniel Jameson of Design Professionals, Inc. presented the request with Mr. Keith Beaulieu, owner of Progressive Sheet Metal, and Mr. Mark Parenchuck of West Reach Construction Company, Inc.

Mr. Jameson showed an aerial of the existing site. A 3,030 sf addition will be added to the existing building. Impervious coverage will be reduced below the 65% allowed. Details were described for a new septic system and tank to be installed with a catch basin on the east side.

Mr. Parenchuck gave a summary of the pre-engineered building addition planned for future storage, with two overhead doors, slab on grade, cobalt blue metal roof and trim, and granite gray color siding.

Director of Planning Michele Lipe gave staff comments:

1. Request for site plan modification approval to construct a 3,230 sf addition to the westerly side of the exiting building, 49 Mascolo Road, I zone.
2. The addition will be used as manufacturing space. There will be two overhead doors that will service the building and it will be set back 30 feet from the front face of the building.
3. The parking requirements for the identified uses is 16 spaces; 13 spaces are provided as striped spaces with 3 spaces shown in reserve. The applicant proposes to restripe the parking lot on the easterly side of the building to accommodate 13 spaces and 2 reserve spaces; and on the westerly side one reserve space is shown.
4. This site was originally developed pre- impervious coverage regulations and is existing at 75% coverage. With this proposal, the applicant is reducing the coverage to 64.5% bringing it into conformance.
5. There is no new lighting shown on the plan except a building light on the new addition. The applicant has provided light level readings from the existing parking area and feels they have adequate lighting.
6. There are no regulated wetlands on this site or disturbance so IWA/CC permit was not required. Jeff Folger has reviewed the Erosion Plans and suggests requiring bonds to be collected in the amount of \$3,000 to ensure proper placement and maintenance of erosion and sediment controls.
7. This project was not reviewed by the ADRC due to summer scheduling. The proposed building will be set back 30 feet and will be a metal paneled building with a metal roof.
8. The property is currently served by public water and septic system. Environmental Health Officer Heather Oatis has reviewed the plans.
9. The Fire Marshal has reviewed the plan and has no concerns.
10. If this application is approved, the Planning Department requests no approval modifications.

Town Engineer Jeff Doolittle had no staff comments.

Chairman Pacekonis asked for comments from commissioners.

Commissioner Flagg asked if the business would be shutting down with the septic replacement. Mr. Beaulieu stated he also owns the building across the street at 36 Mascolo Road where employees can use the facilities.

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Chairman Pacekonis noted he visited the site and commented about parking issues in the cul-de-sac unrelated to this site that need to be addressed in the near future by Town staff.

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. Bonds in the amount of \$3,000 for establishment and maintenance of erosion and sedimentation control.
4. A landscape bond in the amount of \$1,000 is required and must be submitted prior to the certificate of occupancy.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 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. Septic system and/or private well final design(s) must be submitted to and approved by the Environmental Health Officer prior to filing of mylars and issuance of building permits.
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. A street cut permit through the Engineering Department shall be required for work within Mascolo Road.

Commissioner Flagg seconded the motion

The motion carried and the vote was unanimous.

**2. Appl. 20-04P, Chestnut Ridge Open Space Subdivision** - request for two consecutive 90-day extensions for filing subdivision plans

Chairman Pacekonis discussed the extension request with Director Lipe.

Commissioner Wagner made a motion to approve the request for two consecutive 90-day extensions for filing subdivision plans.

Commissioner LeBlanc seconded the motion

The motion carried and the vote was unanimous.

**MINUTES:** 7/28/20 and 8/18/20 accepted by consensus.

**BONDS:** None

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 20-48P, Barry Equipment Company, Inc.** – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739

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sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, I zone

2. **Appl. 20-49P, Valvoline Instant Oil Change** - request for site plan modification to construct a 3,837 sf oil change facility, on property located at 818 Sullivan Avenue, GC zone

**PUBLIC PARTICIPATION:** Mr. Lehmann connected a caller for the Kilkenny Heights II application who was directed to call back during the public hearing.

**PUBLIC HEARING / Webex Conference ONLINE MEETING**

**CALL TO ORDER: 7:30 PM**

The Chairman confirmed with Director Lipe that the legal notice for the continuation of the public hearing was posted on the Town website.

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 (**Continued from 8/18/20**)

Mr. Jay Ussery of J.R. Russo & Associates, LLC continued the presentation on behalf of the applicant, Robert Mannarino of Mannarino Builders, Inc. with Traffic Operations Engineer Theresa Schwartz of Tessera Engineering.

Mr. Ussery showed an aerial view for the open space subdivision where 12 acres will be added to existing Town owned open space to total 40 acres. A conventional subdivision layout, an allowable use as of right, was shown for comparison. The open space subdivision plan with less roadway and houses and large open space parcel was determined by the applicant, Town Staff and Commission to be the preferable option.

Mr. Ussery noted the concerns of the Rich family of 426 Abbe Road that their trees bordering the northern property line will be protected, and stated there is no plan to remove any trees on their property, or along or near the property line. The access to the open space will be screened with trees and signage is proposed at the access along the Eversource right of way to indicate their property is not part of the Town owned open space.

Mr. Ussery noted the concerns of Mr. Straight of 427 Abbe Road regarding car headlights that may impact their home, and proposed planting evergreens within the Town right of way to help screen their house from the impacts of cars.

Mr. Ussery noted the letter submitted from George Logan of REMA Ecological Services dated 8/31/20 reporting no evidence of the presence of eagles or eagle nesting on the property.

Mr. Ussery reviewed the new intersection grading plan on Sheet 7 that incorporated comments from the Town Engineer. The elevation showed the pavement slightly modified and raised within the intersection with grading meeting sight line requirements.

Traffic Engineer Theresa Schwartz reviewed her traffic report for the 12 new homes in addition to the existing houses on Maskel Road and other land uses in the area. Ten trips in the a.m. and 11 trips in the p.m. to and from the northern Maskel Road intersection were estimated to be generated, and determined capacity analysis for traffic was not necessary.

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Commissioner Wagner discussed his suggestion for a 3-way stop sign with Traffic Engineer Schwartz who noted, according to annual uniform traffic control devices and the State DOT, the volume of traffic would not warrant a 3-way stop sign. Director of Planning Michele Lipe noted Police Chief Custer did not think the volume of traffic would warrant a 3-way stop at the new intersection.

Noting neighbors' concern about lot sizes and property values, Mr. Ussery confirmed that all lots meet minimum lot size zoning requirements of 20,000 sf with an average lot size of 23,000 sf. Mannarino Builders have been building in the area for a long time with a very good reputation and will not be decreasing property values in the area. Mr. Ussery also stated there would be no working on Saturdays during the Covid crisis. Chairman Pacekonis requested no work on Saturdays for the duration of the project.

Director of Planning Michele Lipe reported no planning comments other than Chief Custer's comment that a 3-way stop was not warranted at the new intersection.

Town Engineer Jeff Doolittle gave additional engineering comments:

1. The intersection grading plan for Abbe Road is improved but needs minor adjustments and to finalize details.
2. The suggestion for trees to be planted in the Town right of way to screen the property at 427 Abbe Road would require Town maintenance and offer the neighbor no control over the trees that could be removed by the Town or utility companies. It is suggested that trees are planted on the neighbor's property rather than the right of way.

Chairman Pacekonis asked the Town Engineer if the grading of the new intersection will be re-creating a condition for cars to have the opportunity to be airborne on Abbe Road. Mr. Doolittle explained the road will be raised slightly to fill in a depression by smoothing out the curve in the road and is not the same situation.

Chairman Pacekonis asked if anyone from public was waiting to speak.

Mrs. Tejaswi Parker of 224 Maskel Road voiced concern about the habitat loss of flora and fauna, the addition of traffic, and capacity issues.

Mr. Kumararajan Rajan of 239 Maskel Road asked what protections will be in place from construction debris and dust, and creating more crumbing foundations. Mr. Ussery stated watering will be done on a regular basis to reduce dust, and noted all builders in Connecticut are very careful about any foundation poured.

Mr. Ajay Sharda of 240 Maskel Road, direct abutter to Lot 13, discussed how their tree line will be affected with Mr. Ussery and then asked how their privacy will be protected.

Mrs. Anu Rajan of 239 Maskel Road asked how to assure no construction vehicles use Maskel Road for the safety of the children. Mr. Ussery stated contractors will be encouraged to come from Abbe Road.

Mr. Kumararajan Rajan of 239 Maskel Road asked if there was a way to not open up Maskel Road. Mr. Ussery explained it was always part of the proposal to extend Maskel Road.

Mrs. Tejaswi Parker of 224 Maskel Road suggested creating a second cul-de-sac. Mr. Ussery explained the regulations for the length of cul-de-sacs.

Mrs. Donna Hardesty of 177 Maskel Road described the difficulties of living through the original construction of Maskel Road and Frazer Fir, and how vehicles currently speed on Maskel Road, and asked what the necessity is for 13 more large houses on tiny lots.

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Mrs. Tejaswi Parker of 224 Maskel Road asked about future capacity issues of schools accommodating more students and if less homes could be developed. Director Lipe explained this is an as of right development. When land is zoned residential there is the assumption that the town can support it. South Windsor has a very active open space program and does purchase a lot of land but the owner did not offer this property to the Town for purchase.

Mr. Ken Verzella of 249 Maskel Road, direct abutter to Lot #1, stated he is a severe asthmatic with two children with asthma, and asked how the cul-de-sac is transferred to a road and will trees on his property remain for privacy. Mr. Ussery stated trees on the property line or on a resident's property will not be removed, and when staking property lines, trees will be flagged to be saved.

Chairman Pacekonis discussed with Mr. Ussery the stonewall on the north of their property which will remain as will the trees adjacent. Mr. Ussery described portions of the wall to be removed where the road will go. The Chairman requested an approval condition that as much of the existing stonewall remain as possible. Mr. Ussery confirmed the wall running adjacent to 249 Maskel Road, running to the west, and on Lot 1 will remain in place.

Mr. Verzella asked if the schools can accommodate 15 additional school children. Director Lipe stated the school has a responsibility to accommodate any students in the district, whether additional classrooms are added or by redistricting. School children are not a reason that can be used to deny a subdivision application on land that is currently zoned residential. Mr. Verzella also noted he has not seen eagles on the land but there is a tremendous amount of wildlife in the woods.

Mrs. Tracy Liner of 187 Maskel Road spoke in support of the application. She and her husband, Jack, have one of the first homes built on Maskel Road and always knew the cul-de-sac would be extended. They are grateful the open space will be preserved officially for the town and spoke highly of Mannarino Builders.

Mr. Steve Straight of 427 Abbe Road spoke in opposition to the application stating 12 acres of woods with old growth trees will be clear cut, and instead of gaining 12 acres the town will be losing 12 acres of open space. The increased density of new houses on Maskel Road does not match the area and the well established neighborhood will not be protected. Neither are in line with POCD. Mr. Straight suggested the Town should purchase the entire acreage to be developed as trails, but if the land is developed for homes requested the following: No work performed on Saturday; protection of old growth trees on Riches property and the blue spruces on the Michalski property, and that they should be able to walk area to help designate trees to be saved; and arborvitae trees to be planted along 22 feet of 427 Abbe Road so headlights are blocked from shining into their house.

Mr. Edward Michalski of 416 Abbe Road spoke in opposition with concerns about the lack of information about sidewalks. If the proposal is approved their house will be at the corner and if sidewalks go through to Abbe Road they will be penalized with a liability. Mr. Michalski noted sidewalks on Maskel Road and Frazer Fir presently end on the developer's land. Chairman Pacekonis stated the Commission will be asking questions about the sidewalks after public comment.

Mrs. Marian Maccarone of 427 Abbe Road spoke in opposition agreeing with all those speaking with concerns, and noting the developer emphasized preserving old growth native forest but 12 acres will be clear cut for 13 unneeded new houses on small lots. Leveling of Abbe Road to improve sight lines will be too disruptive for professionals and students now working from home in the pandemic. Mrs. Maccarone commented that the developer is developing the land as a matter of right, but what about the neighbors' rights?

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Mr. Ajay Sharda of 240 Maskel Road called back agreeing with neighbors' comments, and not convinced there is a need for the homes. Chairman Pacekonis stated the applicant has a right to build on their property.

Mrs. Barbara Daniels called in but the connection was lost.

Commissioner Bonzani stated he joined the meeting at 7:25 p.m. and read two letters written in opposition with concerns into the record from Ms. Julie Moynihan of the Williams family of 129 Maskel Road and Mrs. Tejaswi Ponnada Parker of 224 Maskel Road. (Exhibit A)

Commissioner Dexter read a letter written in opposition and with concerns from Ms. Deborah McTique of 449 Abbe Road. (Exhibit B)

Commissioner Bonzani read a letter written in opposition with concerns and requests from Mr. and Mrs. Adam and Monica Rich of 426 Abbe Road. (Exhibit C)

Mrs. Barbara Daniels of 96 Maskel Road called back and spoke in opposition and with concerns having lived through the first development of Maskel Road and Frazer Fir. Mrs. Daniels stated this development will impact the wildlife and asked if was really necessary to remove the habitat. The speed of traffic is an issue but the wild life is the biggest concern.

Director of Planning Lipe stated there are six more letters to be read into the record.

Commissioner Wagner stated that at the last public hearing there was limited opportunity for commissioners to ask questions and requested that commissioners have opportunity to submit questions for the applicant to have answers at the next hearing.

Director of Planning Lipe read letters written in opposition with concerns from Mr. Kit Bonin of 200 Maskel Road, Mr. and Mrs. Bob and Donna Hardesty, Mr. Patrick Hamilton of 184 Maskel Road, The Bastone/Ricci family at 216 Maskel Road, and a letter from Ms. Lynda Roy thanking the Commission for broadcasting the meeting. (Exhibit D)

Town Engineer Doolittle read letters written in opposition with concerns from Mr. and Mrs. Bryan and Laurie Mathaisel of 450 Abbe Road, and Mr. and Mrs. Joseph and Erica Botti of 462 Abbe Road. (Exhibit E)

Director Lipe stated a number of people who just spoke on phone also submitted letters that were not read but will be included as part of the record and provided to commissioners. (Exhibit F)

Commissioner Wagner asked Director Lipe how the special exception criteria is applied to an open space subdivision. Is it applied in respect to how it is met or how it is not met? Is it looked at for the change between a conventional and open space subdivision or applied from ground zero?

Commissioner Wagner asked the applicant if the traffic report took into consideration the short cut from Frazer Fir to Maskel Road and impact of traffic on the northerly section of Maskel Road by opening up a new access onto Abbe Road.

Commissioner Wagner noted grass access points to trails and open space tend to become part of the abutting properties, and requested the grass access point to open space at the northerly end of the property be defined by a stone dust or small gravel pathway.

Commissioner Wagner noted the Eversource access road behind the existing houses on Maskel Road veers onto Lots 7-12, and asked if the language of the easement allow the Town to maintain the road.

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Vice Chairman Foley asked Director Lipe about Lot 13 that was from the original development and will be reconfigured into this project with the 12 new lots.

Vice Chairman Foley asked about the length of cul-de-sacs in the private developments of Lakewood and Victoria Woods. Director Lipe stated she will research the length of the Ellington Road cul-de-sacs.

Commissioner Flagg noted all the comments about schools and asked if the Superintendent can give an update on enrollment capacity with the new developments. Director Lipe will provide a study done one year ago by the school's consultant that factored in these projects into their analysis.

Commissioner Dexter asked Mr. Ussery for detail about the sidewalk plan relating to Abbe Road.

Commissioner Dexter noted the deep forestation of the acreage and asked if the developer will attempt to preserve some of the trees on the lots to be developed. The commissioner suggested 3 or 4 trees per lot and requested the applicant sharpen their pencils to determine whether 13 new homes are really needed, to help this project move forward.

Commissioner Bonzani requested a plan for a water truck or plan to limit the dust that will be created right next to the residential neighborhood.

Chairman Pacekonis noted the Abbe Road resident who will have 200 feet of new frontage on the extension of Maskel Road and asked about liability for sidewalks. Town Engineer Doolittle stated there is a Town program to repair damaged sidewalks but does not maintain them regarding clearing snow, but the Town always has liability for public sidewalks.

Chairman Pacekonis asked the applicant how much of the open space given to the Town is un-cleared and forested.

Chairman Pacekonis stated he is not in favor of the variance request to reduce the width of the open space entrance from 50 feet to 20 feet, agreeing with Commissioner Wagner that abutting properties tend to take over the areas and noted a need for parking.

The Chairman asked the applicant to consider a vegetative buffer between the original Maskel Road neighborhood to help reduce dust transmission and gain support of the neighbors that will be directly affected.

The Chairman voiced support for sidewalks on both side of Maskel Road but not on the extension that would create hardships for the Abbe Road properties. He recommended the sidewalk stop at Parcel A, the stormwater on the south side of Maskel Road extension, and not be on the north side of the Maskel Road extension.

The Chairman requested the existing tree line to stay on Lots 7 to 13 and have some type of conservation easement to protect it. If the tree line is noted on the plans, it needs to be documented and preserved.

Chairman Pacekonis asked for the construction time line to be confirmed.

Commissioner Wagner stated extensive comments from the public have been heard, and asked, as the public hearing continues, that commissioners have enough time for questions and discussion with the applicant. Chairman Pacekonis requested that only new information or answering of questions already presented is allowed if the public hearing is to continue.



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Commissioner Wagner made a motion to extend the meeting to September 22 at 7 p.m., with the understanding that the Commission will be addressing new issues and answering questions that have been previously provided, and any questions from the Commission.

Commissioner Dexter seconded the motion.  
The motion carried and the vote was unanimous.

Meeting adjourned at 10:04 p.m.

Respectfully Submitted,

Lauren L. Zarambo,  
Recording Secretary