

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-1-

SEPTEMBER 28, 2021

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

ALTERNATES PRESENT: Alan Cavagnaro

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

PLEDGE OF ALLEGIANCE

Chairman Pacekonis appointed Alternate Commissioner Cavagnaro for Commissioner Flagg

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

CALL TO ORDER:

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

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)

Rob Mannarino of Mannarino Builders Inc. and Dana Steele, the Design Engineer from J R Russo & Associates were present to review the details of the subdivision request. Mr. Mannarino gave an overview of why they are back in front of the Commission. Mr. Mannarino explained they did receive approval for this 12-lot subdivision in 2020 and they did file the appropriate mylar extensions. However, due to COVID and other hardships, the project did not get bonded and now needs to be re-approved. Mr. Mannarino commented that this application is identical to the previously approved application, the only difference being Mannarino Builders now owns the land. Mr. Mannarino submitted for the record copies of minutes from the previous meetings (Exhibit A). Mr. Mannarino commented that should the Commission reapprove the subdivision, he intends on filing the mylars and moving forward with the project.

Dana Steele presented further details for the application. Mr. Steele reviewed the previously approved application timeline and highlighted the features of the open space portion of the subdivision. Mr. Steele then reviewed a description of the project. Mr. Steele reiterated that this would be a 12-lot subdivision, 11-new lots and one existing building lot. Mr. Steele commented that the total subdivision is 21.58 acres and of that total, 12.75 acres would be used as open space. Mr. Steele reviewed the details of each lot, highlighting landscaping and buffers. Mr. Steele commented on the traffic study for the subdivision, which would ultimately have minimal impact. Mr. Steele reviewed the utility plans. Mr. Steele commented on the approval criteria for the Commission and explained that the proposed project would fit into this criterion.

Michele Lipe provided the Planning Report.

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 11 new lots and the reconfiguration of an existing lot, on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones
2. This subdivision had been previously approved last year; however the applicant did not file the required subdivision bond in the allotted legal timeframe. The plans in front of you today have incorporated the changes of the previously approval.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-2-

SEPTEMBER 28, 2021

- 3 This subdivision has been designed in accordance with the open space subdivision requirement. As background, 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. This subdivision has been designed connecting Maskel Road to Abbe Road.
4. 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;
 - 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 historic or prehistoric sites; and
 - Maintain the visual integrity of hilltops and/or heavily wooded areas.
5. 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.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-3-

SEPTEMBER 28, 2021

- 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.

6. Minimum lot size required in the A-30 zone for an open space subdivision is 15,000 square feet; 20,000 square feet in the RR zone. The minimum lot size proposed is about 19,000 sq ft in the A-30 zone and 20,000 sq ft in the RR zone. Under the open space formula, the maximum number of new lots allowed is 12 lots.
7. 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.
8. The open space requirement for this subdivision is 12.3 acres. This open space 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.
9. The applicant is proposing to leave a 25 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 (lots 7 -13) to accommodate the use of the existing Eversource path.
10. Section C.1.c.(3)b of the Subdivision regulations requires public access strips to be 50 feet wide and 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 25-foot pedestrian access strip.
11. 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.
12. 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

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-4-

SEPTEMBER 28, 2021

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.

13. 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.

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 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 both 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 as required with the previous approval.

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 85th percentile traffic speed, and the developer has proposed to make road improvements in Abbe Road to correct this sight line.

19. 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.

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

Jeffrey Doolittle, Town Engineer stated his concerns had been addressed in the revised plans.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-5-

SEPTEMBER 28, 2021

Chairman Pacekonis asked for public comments.

Ed Michalski of 416 Abbe Road spoke against the proposed sidewalk along the norther edge of his property, highlighting that he was concern about potential liability issues, and questioned the proposed road work in Abbe Road and potential drainage issues.

Chairman Pacekonis asked the Commissioners for comments and questions.

Commissioner Cavagnaro questioned how many trees would be removed. Dana Steele commented that they do not have a formal number of trees, however, the majority of the site is wooded so a significant amount of trees will need to be removed. Commissioner Cavagnaro commented on wildlife concerns. Mr. Steele commented that they are actively working to preserve a large amount of wooded area. Mr. Steele and Mr. Mannarino explained that because this an open space subdivision instead of a traditional subdivision there is much more space being preserved.

Commissioner LeBlanc commented on concerns that the neighbor voiced regarding the sidewalks and water drainage. Mr. Steele commented that they would be raising the grade at the intersection of Abbe Road and Maskel Road, however, by the time the grade change reaches Mr. Michalski's property line, the grade change is minimal. Mr. Mannarino commented that if there was a potential drainage problem he felt confident that the Town Engineer would comment and make sure the issue is addressed.

Town Engineer was asked to comment on the liability issue. Mr. Doolittle commented that the liability would likely fall on both the Town and property owner. Director of Planning Michele Lipe commented that the School Transportation Office stated they did not want the sidewalk ending at the end of the development, like on Frazier Fir, and felt very strongly about having the sidewalk continue to the intersection and not stop mid-block. Commissioner LeBlanc commented on traffic and speed concerns. Mr. Doolittle commented that the plans showed a stop sign at the intersection of Abbe Road and Maskel Road.

Commissioner Wagner commented on the concerns that the neighbor had mentioned. Commissioner Wagner commented that the public access easement takes a fair amount of land on the eastern lots and questioned if the homeowners would have a sufficient buffer. Mr. Steele commented that there would be 20 feet of already existing vegetation that would remain to provide a buffer. Commission Wagner questioned the conservation easement, specifically if homeowners would be allowed to connect to the trail from their yards if they wanted. Michele Lipe responded that this could be added as part of the easement verbiage. Commissioner Wagner commented that he is pleased that the open space provided from the subdivision would be connecting to other open space in town.

Commissioner Bonzani questioned if Mannarino Builders had a water truck to help with dust control. Mr. Mannarino responded that they would have a water truck contracted. Commissioner Bonzani questioned if Mr. Mannarino intended to build the road first off of Abbe Road. Mr. Mannarino responded that they would be constructing the street first and they would be bringing the construction vehicles up Abbe Road.

Chairman Pacekonis questioned Dana Steele about the detention basins. Chairman Pacekonis questioned the trees being left on the neighbor's property at 426 Abbe Road and the length of the snow shelf. Chairman Pacekonis also questioned the surface type of the parking area and Mr. Steele responded that it would be processed gravel. Chairman Pacekonis confirmed that the eight arborvitaes next to the public way would be protected by the conservation easement.

The public hearing on this application was closed at 8:00 pm.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-6-

SEPTEMBER 28, 2021

2. **Appl. 21-40P South Windsor Stone and Landscape 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

Attorney Peter Alter of Alter & Pearson LLC presented the application on behalf of South Windsor Stone and Landscaping. Glenn Martin, Landscape Architect and Peter DeMallie, Principal from Design Professionals were also present. Mr. Alter reviewed the history of the family business and the site plan that was approved by the Commission years ago. In 2014 the PZC denied an application to allow the manufacturing of top soil which lead to an appeal and a settlement in Superior Court which allowed the business to continue on the site without the production of top soil (Exhibit C). Many of the concerns had by the Commission in 2014 have been addressed in this current application. Attorney Alter stated in 2014 the Commission expressed concern regarding an access driveway and Mr. Alter explained that this application only shows the current driveway would be used. The engineers have submitted a diagram illustrating how trucks would enter and exit the site. The new proposal exceeds the bulk zoning requirements for the industrial zone. Additionally, the proposed application will ensure that there will be no visibility from the street of the storage and/or processing area. Arborvitaes and fencing will accomplish the required screening.

Attorney Alter stated previous concerns the neighbors had with dust and mud. Attorney Alter explained that the owner/applicant had addressed these concerns by adding an irrigation system in order to control the dust. Attorney Alter commented that the applicant currently uses the Brick Company site to create and manufacture top soil. The Brick Company will no longer operate and it is for sale and South Windsor Stone & Landscape Supply would be required to move away from that site, therefore, they need to make a plan to continue that portion of their business. Attorney Alter explained that the applicant is proposing a small screen on the site would allow for them to continue their top soil business. Attorney Alter commented that he recognized that neighborhood acceptance has been difficult, however, the site is in the middle of an industrial zone with non-conforming single-family homes abutting. Attorney Alter added that the Town decided the use of this land, the property owner did not make this decision. Mr. Alter submitted property cards showing values for the residential properties in the immediate area (Exhibit D) and stated that he did feel that the business has had an adverse effect on surrounding properties.

Glen Martin, Landscape Architect from Design Professionals, presented the landscape plan. He stated the top soil screener will be located to the southwestern portion of the site and would have two 12-foot poles associated with it. Mr. Martin commented that this area would be screened with a mix of vegetation, the existing building and fencing. Mr. Martin explained that 13 ft. evergreen arborvitaes would block the view from the road and existing house, garage and main building in addition to existing 6 ft. vinyl fence, would also provides screening of existing yard and potential top soil screener location. Mr. Martin reviewed additional placement of arborvitae trees.

Attorney Alter commented that they had responded to both Town Engineer and Town Planner questions and comments and all item had been reviewed and appropriate changes had been made. Mr. Alter summarized the Sound Study, which stated that the business had not exceeded the noise regulations per the Town. Ordinance, and added that the top soil portion of the business would only operate between 10am and 2pm. Mr. Alter explained the importance of Mr. Sylvestri relying on the top soil portion of their business.

Michele Lipe provided the following Planning Department Report:

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-7-

SEPTEMBER 28, 2021

1. This is a request for modification to the special exception and site plan approval for the existing landscaping supply center, at 287 Strong Road to include the property at 275 Strong Road and to add a topsoil screening operation, I zone. The two properties total 2.3 acres.
2. The original approval granted in 2009 was for a special exception to table 4.1.1A is for landscape materials sales and storage for his business, South Windsor Stone and Landscaping which included a showroom, office area as well as storage units.
3. The Special Exception criteria include:
 - The goals and objectives of the Plan of Development are met;
 - Adverse traffic impacts are not created;
 - Negative impacts on property values are not created;
 - The land is physically suited for the proposed use;
 - Adverse environmental impacts are not created;
 - There is a balance between neighborhood acceptance and community needs;
 - Present and proposed utilities, streets, drainage system, and other improvements have adequate capacity to accommodate the proposed use;
 - Historic factors are adequately protected; and
 - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.

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.

4. In 2013 the Town had cited the applicant for various site plan concerns, specifically screening operation on site. A subsequent application to the Commission in 2014 was denied, the decision was appealed and a settlement was put in place. In the stipulated agreement, including current hours of operations, it was stated that "The applicant may apply at any time in the future to process material on site, and any such application will be considered on its merits." (A copy of this approval has been included)
5. With the current proposal, the applicant is proposing to combine the properties and expand his business to include a portion of 275 Strong Road, expanding the original special exception approval to include top soil screening operations on site. The site plan designates the location of the screening activities and provides a truck routing plan illustrating truck movement on site. The applicant intends to use the current access to the business for all trucking related activities.
6. A zoning data table has been provided for the new combined lot. Maximum impervious coverage allowed is 65% allowed; 53% shown. Parking requirement (retail, office) is 10 spaces; 10 spaces are shown. There are no additional parking requirements with this request, however the applicant has provided a list of equipment to be stored on site behind the existing fenced area at 275 Strong Road.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-8-

SEPTEMBER 28, 2021

7. The applicant's narrative indicates that screening activities would only occur between 10 am – 2pm Monday through Friday with no screening activities on the weekend. Would there be trucking of dirt onto the site beyond those hours? Will other companies be delivering product or will it be only the applicant's trucks? (E.g. other trucks dumping off materials to be screened.)
8. The designated area for top soil screening is shown between the existing building and the house. The material piles are proposed to be a maximum of 12 feet high. Outdoor activities are required to be screened from public ways. The applicant intends to add adding 47 arborvitae for screening of activities from both Strong Road and Route 5.
9. Other site changes include the removal of six of the 34 bins to improve circulation on the site. The applicant has provided a cross section showing the views from both Strong Road and Route 5 as well as a truck circulation plan in and around the site.
10. Based on the traffic information submitted by the applicant, the busiest time of year is from April 1 – October 1 with April and May the busiest months. Over the past two years, the average number of large trucks on a daily basis was 10-15 trucks a day. The numbers also support the applicant's narrative which indicates that April – June are the busiest months for truck traffic to and from the site. Will this use result in more than the 11-15 truck deliveries that currently occur daily during the busiest months?
11. A sound study had been completed in 2013 with the original application. The applicant's representatives will be providing new readings at the public hearing.

If this application is approved, the planning department has the following suggested approval condition to request:

- The properties at 287 and 275 Strong Road must be combined by deed to be filed in the office of the town clerk.
- Measure to be taken to ensure the piles are not left uncovered for any period of time.

Jeffrey Doolittle, Town Engineer stated his concerns had been addressed in the revised plans.

Chairman Pacekonis asked for public comments.

Nicole Bamber, Virginia Bamber, Rick Bamber of 315 Strong Road spoke in opposition. Virginia Bamber provided photos and previous minutes for South Windsor Landscape & Stone for the record (Exhibit E). Nancy Jackson, 306 Strong Road voiced oppositions to the proposal.

Chairman Pacekonis asked the Commissioners for questions and comments.

Commissioner Bonzani commented that the hours of screening of 10am- 2pm seemed to be fair. Additionally, the installation of an irrigation system to help reduce dust seemed positive as well. Commissioner Bonzani questioned the change in amount of trucks with the additional screening of top soil. Attorney Peter Alter responded that activity should not produce more truck traffic.

Commissioner Foley questioned the allowed hours of operation in an industrial zone. Director of Planning Michele Lipe responded that there are no formal hours of operation per the regulations, however, the special exception application that was originally approved by the Commission made hours of operation as part of the approval conditions. Commissioner Foley commented that the neighbor Ms.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-9-

SEPTEMBER 28, 2021

Bamber commented that there have been 30-40 tri-axle trucks, however, it does not seem that this site could handle this amount of top soil. Attorney Alter agreed that he did not think this site had the ability to handle this much. Commissioner Foley commented that the site currently looks to be in good shape in comparison to other industrial sites nearby and if they were to approve this plan he would hope Mr. Sylvestri continues to care for the site and be held responsible to ensure that arborvitae buffers were properly planted and maintained.

Commissioner Wagner asked Director of Planning Michele Lipe to clarify for the record the definition of non-conforming lot. Ms. Lipe reviewed the Town's definition of a non-conforming lot, currently the regulations do not allow single family homes in an industrial zone, therefore, if a home does exist in an established industrial zone it is deemed as non-conforming. With that said, a home could remain a home and can be re-sold as a home in that zone.

Commissioner Wagner commented that he did have concerns about the Sound Study and asked Town Engineer Jeffrey Doolittle for clarification. Mr. Doolittle responded he would need to research further. Commissioner Wagner and Attorney Alter discussed the Town's noise ordinance and if certain activities from the site would fall in line with ordinance. Commissioner Wagner questioned if the site was producing sand to be used for snowstorms. Neighbors Nicole and Virginia Bamber commented that they witnessed Mr. Sylvestri operating at all hours of the night during the winter.

Commissioner LeBlanc echoed Commissioner Wagner's concerns with decibel levels noted in the Sound Study. Commissioner LeBlanc questioned if the decibels change when processing the top soil. Attorney Alter responded that it would likely depend the material being used and the amount being used in the trommels.

Commissioner Cavagnaro questioned the photos presented by Ms. Bamber, which were taken in 2013. Commissioner Cavagnaro questioned if the site has changed since these 2013 photos. Attorney Alter responded that they had photos from 2021 and presented these to the Commission.

Commissioner Wagner commented that he saw the site in 2013 and more recently and commented that he did feel the site had improved over that period of time. Commissioner Wagner added that he is less concerned on the outward appearance of the site and more concerned on the noise and making sure the business only operates during business hours. Commissioner LeBlanc echoed the same remarks.

Chairman Pacekonis commented that the complaint of slamming tailgates and understood why this takes place but asked for this action to be minimized. Chairman Pacekonis questioned if there is a required buffer zone. Director of Planning Michele Lipe responded that there is no required buffer because this property is in the industrial zone and surrounded by industrially zoned property. Chairman Pacekonis questioned if the applicant is in line with the previous approval conditions from 2013 regarding the fence along CL&P border. Ms. Lipe responded that she would review and confirm that.

Chairman Pacekonis questioned if the trucks were subject to sound regulations. Attorney Alter commented that trucks were not subject to sound regulations. Chairman Pacekonis requested a follow up on any complaints from the site that may not have been made to Planning & Zoning but instead to other Town departments. Chairman Pacekonis commented that the public hearing should be held open to allow the applicant to follow up with questions that had been asked. Chairman Pacekonis and Attorney Alter agreed that the Commission should have the opportunity to visit the site, however, Commission members should not engage with either the owner/applicant or the neighbors during this time.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-10-

SEPTEMBER 28, 2021

A motion was made by Commissioner Wagner to continue the public hearing until October 12, 2021. Commissioner Foley seconded the motion. The motion was called and the vote was unanimous.

3. **Appl. 21-47P, Revolutions Outdoor Field Expansion Temporary and Conditional Permit** – request for a one year permit to create additional outdoor multi-purpose recreational fields 240’ X 400’, to accommodate league play, on property located westerly of 60 Bidwell Road, on 195 Governor’s Highway, I zone

Doug Nation presented the request on behalf of Revolutions. Mr. Nation commented that the recreational field would be used for volleyball, soccer and kickball. The league that would be using this field is a called Club Waka and is an established young, professionals, social, athletic league

Michele Lipe provided the following Planning Report:

1. Request for a one-year temporary and conditional permit to allow the creation of two multi-purpose fields soccer fields and associated parking on property located at 195 Governor’s Highway, behind Revolutions Bowling and Lounge facility at 60 Bidwell Road, I zone.
2. Outdoor recreation is permitted by special exception in the Industrial zone. The Revolution site previously was approved for outdoor recreation and the applicant is seeking to convert an area of the existing parking area of 195 Governor’s Highway, adjacent to the existing building, to expand the outdoor activities. The PZC may recall, at the time of the Revolutions application for outdoor recreation, a portion of this area was identified for overflow parking.
3. The applicant’s narrative indicates they no longer need that area for parking and would like to remove a 240’ X 400’ area of paving and replace with 6 inches of topsoil and seed to create a playable field. Other improvements include minor grading and a barrier wall installed for safety around the field.
4. Parking needs have not been specifically addressed with this plan. The applicant has requested to do start this project under a temporary and conditional permit as he prepares more formal plans for submission to the PZC related to off-site parking needed.
5. 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.”

If this application is approved, we recommend that formal site plans be submitted to the PZC and/or IWA for approval of the parking areas as well as formalizing the use through special exception.

Jeffrey Doolittle, Town Engineer had comments related to the stockpiling of the asphalt and source of the topsoil to be brought to the site.

No public comment. Chairman Pacekonis asked for Commissioners questions and comments.

Commissioner Cavagnaro questioned if the applicant intended on lighting the field. Mr. Nation responded that the existing parking lot lights that would stay and would be adjusted and moved around. Commissioner Cavagnaro questioned when the sprinklers would be in use. Mr. Nation responded at 5am.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-11-

SEPTEMBER 28, 2021

Commissioner LeBlanc commented in support of the application.

Chairman Pacekonis clarified if the site could ever be turned back to a parking lot if needed. Both the applicant and Director of Planning commented that this could return back to a parking area should that be needed.

The public hearing closed at 10:13 PM.

REGULAR MEETING/COUNCIL CHAMBERS

CALL TO ORDER Chairman Pacekonis called the Regular Meeting to order at 10:15 PM.

PUBLIC PARTICIPATION: None

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

Commissioner Wagner made a motion to extend the meeting until 10:25 PM to address action items on the agenda. Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

1. **Appl. 21-47P, Revolutions Outdoor Field Expansion Temporary and Conditional** Permit – request for a one year permit to create additional outdoor multi-purpose recreational fields 240’ by 400’, to accommodate league play, on property located westerly of 60 Bidwell Road, on 195 Governor’s Highway, I zone

A motion to approve was made by Commissioner LeBlanc with the following conditions:

1. This one-year Temporary and Condition permit will expire on September 28, 2022, and must be renewed before that time if the use is to continue.
2. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
3. Parking for this use is allowed on-site only or in approved parking lots. During the one-year permit period, the applicant shall file site plans for approval for the proposed parking areas under Section 6.14 – Off -Site parking facilities as well as a special exception/site plan modification for the expansion of the outdoor recreation use associated with the existing revolutions approval.

Commissioner Dexter seconded the motion. The motion passed unanimously

2. **Appl. 21-46P South Windsor Entertainment**– request for a two year temporary and conditional permit to operate a ‘Haunted Walk’ at Nomad’s Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governor’s Highway, I zone

Commissioner Dexter made a motion to approve the application with the following conditions:

1. The two-year temporary and condition permit for the Haunted Walk will expire on September 28, 2023.
2. Adequate night time lighting shall be added to ensure patron safety. When off-site parking is being utilized, security personnel must be present to cross patrons. This crossing location on Governor’s Highway must be coordinated with the Traffic Division within Police Services.
3. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

-12-

SEPTEMBER 28, 2021

4. A food permit is required from the Health Department for the sale of Beer and wine.

Commissioner Wagner seconded the motion. The motion passed unanimously.

3. Discussion regarding potential moratoriums (cannabis retail and residential housing) and Zoning Regulations updates (accessory apartments) – No action was taken on this item; materials were distributed.

APPLICATIONS OFFICIALLY RECEIVED:

1. Appl. 21-48P, Peoples Bank on behalf of Evergreen Walk LLC – request to modify the Evergreen Walk General Plan of Development for Unit 5a (southwesterly corner of Buckland Road and Cedar Ave) to modify the uses to include up to 50,000 sf of office and/or retail, on property located at 151 Buckland Road, Buckland Gateway Development Zone

ADJOURNMENT:

Commissioner Cavagnaro motioned to adjourn. Commissioner Bonzani seconded the motion.

The motion passed unanimously.

Meeting adjourned at 10:30 PM.

Respectfully Submitted,

Caitlin O’Neil, Recording Secretary