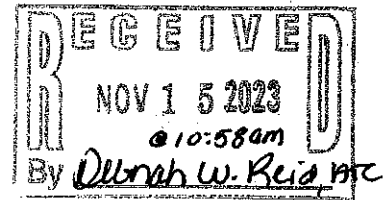


**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**



**MINUTES**

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**OCTOBER 24, 2023**

**MEMBERS PRESENT:** Stephen Wagner, Bart Pacekonis, Robert Vetere, Alan Cavagnaro, Kevin Foley, Stephanie Dexter

**ALTERNATES PRESENT:** Carolyn Carey

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeffrey Doolittle, Town Engineer; Michael Lehmann, IT Support; Joshua Stern, Recording Secretary

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

1. **Appl 23-42P, The Metro Realty Management Corporation** – request for a special exception to Sec. 7.22 and site plan of development for a 55-unit apartment complex property located at 240 Deming Street and a portion of 440 Buckland Road (northerly side of Deming St. and easterly of Buckland Rd.), MAH Zone

Commissioner Wagner read the legal notice.

Alternate Commissioner Carey was seated for Commissioner LeBlanc.

Ben Tripp, EVP of Development, Metro Realty, and Tom Daly, Manager of Civil and Structural Engineering, SLR Consulting, presented the application. The applicant team presented **Exhibit A**. Tripp requested to incorporate the minutes and the applicant's PowerPoint presentations from the public hearings for the 240 Deming zone change application (Appl. 23-25P) into the record for this application.

Daly displayed a map of the site and said it currently contains a small church with a driveway and parking, surrounded by woods, open meadow, and lawn. The vegetation is mostly focused toward the perimeter, with a large buffer to the north. The topography slopes down toward the west, with the highest portion of the site in the southeast corner, which would not be developed. A drainage pipe runs from the church and parking area to the west into a drainage easement. There is a watercourse to the rear of the property fed by offsite drainage; the Inland Wetlands Agency/Conservation Commission approved the project as a portion of the activity would take place within the Upland Review Area. There is a drainage easement across the adjacent property to the west.

Daly said an area of about 1 acre in the southeast corner of the property would not be developed and has been excluded from the zoning calculations. The driveway would be 20' in each lane, with a landscaped central green and two-way traffic circulation. Parking would be evenly distributed throughout the development. A sidewalk system is proposed throughout the property, tying into the existing sidewalk on Deming Street; all sidewalks would be ADA accessible. A bus shelter is also proposed on Deming, connecting to the existing sidewalk. The central green would have sidewalks, a gazebo, and the grilling station and provide about 1/3 ac. of green space; two screened refuse areas would be at the far end of the green.

The landscaping plan includes 130 proposed trees, with additional shrubs associated with the rear wetland buffer and a foundation planting plan for each dwelling unit. Evergreens would primarily be planted toward the perimeter, with deciduous and flowering trees toward the center. The proposed grading works with the topography, with flat grades and level sidewalks toward the center for ADA accessibility. Due to the reduction in the proposed number of units, all but one retaining wall has been eliminated from the plans, with one around 5' high remaining behind one of the buildings. The site has access to public water and sewer; the applicant has received letters from the WPCA and the water company confirming the site would be served. The stormwater management system was designed to mimic the existing watersheds, with most drainage to the rear and an underground chamber system. There is a sanitary sewer across the front of the property. The site would have a

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privately owned and maintained subterranean pump station toward the center. Daly said comments have been received from the Town Engineer to ensure plantings are coordinated with the utilities, as well as recommendations to relocate the fencing and the bus shelter.

Tripp said four electric vehicle charging spaces are currently proposed adjacent to the central green, with conduits to accommodate 10 EV spaces in the future. Comments regarding the site lighting near the entrance have been addressed. The plan shows apple trees toward the northeast corner of the site, but Tripp proposed relocating them to a screened area closer to the road. The applicant is proposing that the 1.14-ac. parcel be put into conservation and maintained as a grass field.

The architectural plans were presented to the Architectural and Design Review Committee, which forwarded a favorable review. The complex would include three building types. One building in the eastern portion of the site would contain eight units, four one-bedroom and four two-bedroom. Three buildings would contain 12 apartments each, eight two-bedroom and four one-bedroom. The fifth building would contain 11 apartments, with one of the two-bedroom units used as a community room. Each unit has an individual entrance, with no common hallways, and all units are one floor. The façades would be broken up vertically with breaks in the roof line, and each entrance would have columns supporting a balcony 8'-12' deep. The exterior would be covered with a horizontal lap siding product. A small room adjoined to each building would house the mechanical equipment for the fire sprinkler system.

Director of Planning Michele Lipe provided the Planning report.

1. Request for Special Exception under the proposed 7.22 Multifamily Assisted Housing and Site Plan of Development approval to construct 55 apartment units at 240 Deming Street, the northerly side of Deming Street, easterly of Buckland Road, MAH zone.
2. The application is being submitted as a CGS §8-30g Affordable Housing application for an "Assisted Housing" developments in which state funds will be sought. This development will provide housing suited to the needs of all ages and 20-25% of the units will be set aside as supportive housing.
3. Sec 8.4 Special exception review criteria include:
  - 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 including emissions.
  - 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.

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- Noise created by on site activities, including vehicle equipment noise.  
The Commission may impose additional conditions in accordance with these regulations to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.
- 4. The site is surrounded by residentially zoned land to the east and south, and senior housing to the north and assisted living to the west. The current Town Plan depicts this area as Commercial which does include medium-high density residential. The Town Plan notes, for example, that medium-high density residential developments might be limited to those areas having direct access to state routes or where they serve to buffer less dense residential developments from commercial development.
- 5. In the Affordable Housing plan adopted by the town in June of 2022, one of the strategies identified was to increase “assisted housing” in town in areas where public water and sewer currently exist; bus transit service close by and pedestrian amenities- within walking distance to the stores.
- 6. This project will provide South Windsor with additional affordable units towards the State’s “10%” list. While South Windsor is currently at 6.7% of housing stock as affordable units, I would note that based on the affordable housing we have created, the Town has qualified for a 4-year exemption from affordable housing appeals which is in effect until October of 2024.
- 7. The site size 5+ acres. Proposed building height is 29 feet; 35 feet allowed. Proposed building coverage is 14%; 25% allowed. Proposed impervious coverage is 37%; 50% allowed. Proposed density is 10.8 units per acre; 15 units per acre allowed
- 8. This proposal includes 5 buildings with 8-12 units in each building. Thirty-one of the units will be two-bedroom, 24 one- bedroom and additional unit will be used for common space.
- 9. Minimum parking required is 1.5 space per unit (when development is proposed within 1,000 feet of a bus stop). The applicant is providing 86 spaces for 56 units; 83 spaces required. The applicant is required to meet the EV charger requirements (locations to be addressed at the meeting).
- 10. Pedestrian access via bituminous sidewalks has been provided throughout the site. A connection is being made to the existing sidewalks on Deming Street. A bus shelter and a white spilt rail fence are proposed along the Deming Street frontage.
- 11. Open space requirement for this type of development is 15% of the land area must be preserved in a conservation easement and/or dedicated to a non-profit. The Commission can modify this percentage based on site location in commercial areas that currently have sidewalk connectivity to open space and amenities. The applicant is proposing to deed restrict the 1.1 ac property to the east of the development as a conservation area. Other amenities offered to the resident include areas within the island to gather.
- 12. There is no buffer requirement for this project, however screening shall be designed to mitigate visual noise and other impacts of the development. The applicant is perimeter landscaping including a variety of evergreen trees around the perimeter of the site and street trees. Other landscaping is shown along the internal roadway and foundation landscaping around the buildings. A 50-foot conservation easement is shown over the landscaping along the easterly border adjacent to the conservation area.
- 13. Trees currently in the sewer easement along the Deming Street frontage of the property are shown to be removed. We are investigating the possibility of keeping as many trees as possible in this area.
- 14. The development will be serviced by a single access drive off Deming Street. The traffic study submitted indicates that sight line from Deming Street looking west is adequate.
- 15. The fire marshal has reviewed the plans and is satisfied with the layout.
- 16. Public water and sewer will be provided. Water Pollution Control Authority approval is required.
- 17. The site does contain regulated wetlands. IWA/CC approved this application on September 7. Bonds required include: \$20,000 for establishment and maintenance of erosion and sediment controls, and \$50,000 for the installation of stormwater structures, and installation of native buffer plantings between the limit of disturbance and the intermittent watercourse.

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18. Architectural and Design Review Committee reviewed this application on October 5. The Committee discussed the building materials suggesting the possibility of using a Harty plank material. The developer was open to the idea, however recognized that at the time this project is reviewed by the state, they may require a different material. Other suggestions included adding grills to the windows. The committee was generally satisfied with the proposal and thought the treatment on the ends of the units would read well from Deming Street.

19. The applicant has submitted an affordability plan that indicates that the applicant will administer the Plan for the duration of the affordability restrictions with annual reporting requirements. The Plan also includes an affirmative fair housing marketing plan governing the rental of units, details of the application process, the terms of the program. Restricted covenants and Declarations will be put in place based on the rules of the government financing program.

We have requested the applicant add the 40-year duration of the affordable deed restriction to "Section II Affordability Period."

If this application is approved, the Planning Dept. requests that the zoning data table be updated to reflect some of the missing data; street addressing be added to the plans; the 40-year duration to the affordability units.

Town Engineer Jeffrey Doolittle provided the Engineering report.

1. Proposed bus shelter in sanitary easement needs to be moved so edge of structure is at least 10 feet from the sanitary main. Typically, a permanent structure would not be allowed in an easement, but since 10 feet distance can be maintained away from main, it will be allowed. Suggested location is east of the proposed driveway to provide the most distance from sanitary main.
2. Proposed fence along Deming Street will need to be moved outside of sanitary easement and at least 10 feet away from sanitary main into property.
3. Established trees in sanitary easement can remain on the property, however, as a condition of approval, developer will agree to the responsibility of removal upon requirement by WPCA. These trees include 2 pine and 2 oak located at the southwest corner of the property.
4. Plantings in courtyard area should not be directly on top of proposed sanitary lateral. Move those shown on top of sanitary line.
5. On Sheet SD-1, 6-foot vinyl privacy fence is shown. Is this the proposed fence at the front of the property along Deming street? Plan shows 2 rail vinyl fencing.
6. On the Site Layout Plan, the extent of bituminous curb and concrete curb needs to be clarified. This plan shows concrete curb beginning at the entrance but then bituminous curb inside the development. I suggest it all be bituminous curb except for the raised island at the entrance.
7. Clarify if the sidewalks in this development are bituminous or Portland cement concrete.
8. Show 4400 psi Portland Cement concrete accessible ramps with ADA tiles where the concrete sidewalk along the road will meet the proposed driveway on both sides, and a painted crosswalk across the driveway between these ramps.
9. Drainage from behind the retaining wall needs to be shown on utility plan.
10. Move MH32 North at least 5 feet (or eliminate it by straightening the storm drain pipe between AD34 and AD31) to provide more clearance between the existing sanitary main and the proposed storm drains.
11. The proposed hydrodynamic separator has a comparatively low sediment capacity and will need to be inspected and maintained frequently. Change Note D under the Stormwater Maintenance Program on the Utility sheet to indicate that this hydrodynamic separator will be inspected and maintained at least twice annually and more often if necessary, based on the sediment and trash accumulation (in accordance with the manufacturers guidance).

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12. The sanitary force main needs to tie into a piece of gravity pipe (8 inch dia for about 10 feet) to dissipate the velocity before it connects to the Town's gravity main at the existing SMH.
13. Note sanitary pump system needs to have external generator connections or be wired to on-site generator.
14. WPCA review and approval is needed for development.
15. A LS seal and signature is needed on the plans.

The Chair asked for public comments for and against the application.

Speakers against the application included: Craig Fenn of 400 Deming Street said he moved to the neighborhood 24 years ago to get away from an apartment complex approximately 3 miles from his previous house. He said the proposed development would cause issues with residents, visitors, and traffic.

Vince Attianese of 33 Sele Drive said the role of the Commission is to protect residents; he understands he purchased a house near a particular zone, but the requirements for that zone have changed over time. He asked the Commission to deny the application based on the feedback about property values, noise, and traffic; he had been awakened at 4:15 a.m. this morning because of dumpsters being slammed onto the ground nearby, which can be difficult to enforce.

Vicky Margiott of 32 Sele Drive submitted **Exhibit B**. She outlined the purpose of zoning and expressed dissatisfaction that the Commission approved the zone change. She opposes the current application due to concerns about the design, property values, quality of life, potential nuisance issues with the third lot, and Metro Realty's maintenance practices; she also requested oak trees on the property as they would benefit the environment more than apple trees.

Toby Lewis of 32 Linda Lane said he does not understand why the developers need this property and thinks the Town can afford to take the time to plan development more deliberately. He said the developer does not have a good reputation and asked what the Commission is doing to encourage smart growth while preserving the unique qualities of the Town; he said developments like the proposed one can have exponential consequences.

Paul Pasqualoni of 15 Grandview Terrace said he purchased his home in 2011, after the Gateway Zone had been developed; he found the neighborhood welcoming and attractive, and learned that the church was designed to convert to an office building in the event it ceased to be used as a church. He feels the development would diminish the pool of people who would be willing to invest in homes in the neighborhood, affecting property values.

Jill Pasqualoni of 15 Grandview Terrace said her family has moved many times and has felt at home in South Windsor, but the Town is changing rapidly; she said the trees and green space are the Town's greatest features. She asked the Commission to consider putting the development in a different location in town.

Margaret Glover of 247 Deming Street said many in town do not feel the Commissioners are listening to their constituents. She inquired as to whether the traffic study had been reexamined and said there are better places for the development; she has lived in an MAHZ and understands their importance but said she and her neighbors value living in a quiet area.

Susan Strang of Palmer Drive spoke in favor of the application. She said she is impressed with the reduction in the size of the project as it shows the applicant took the initiative to make adjustments based on feedback. She said she bought her first home in a corridor in Windsor that Interstate 91 expanded into; this activity was not disclosed ahead of time and was a shock to the residents, and she understands the residents' concerns about this application. However, she said once the highway was built, she had no difficulty selling her house at a highly profitable value. She said the farms in South Windsor have disappeared over the years because people have wanted to move to the Town and zoning has allowed them to do so.

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John Samsel of 333 Deming Street said he has lived on Deming for over 40 years, and the car and foot traffic in the area used to be much lighter. He does not believe the traffic study was conducted properly and encouraged the Commissioners to observe the traffic from Deming Street; he said pedestrians on Deming often have to step off the road onto people's lawns. He asked if any of the Commissioners or applicants would want the project near their homes and urged them to find another location.

Vicky Margiott said the proposed 55 units are still too crowded for the site, the center recreation area is narrow, and she is concerned about dumpster location, onsite parking, and snow storage. She has concerns that the backing lights and sounds of the plows would cause disruption. She also raised the issue of property values, saying subsidized housing would decrease values in a neighborhood comparable to this one. In addition, she said Metro still has not addressed several concerns from residents about maintenance. She said the complex would negatively affect the views from the neighborhood and generate noise, and asked who would enforce violations. Regarding traffic, she said residents are concerned about noise and lights from cars at all hours, safety at school bus stops, snow and ice on the road, and queuing issues caused by the crosswalk. Margiott requested a light and shadow impact study. She requested the Commission require a 15-year growth plan, expressing concerns about some proposed tree species and the removal of the existing mature oaks. She also expressed concern that the conservation area would be a nuisance.

If approved, Margiott requested for trash pickup to be limited to certain hours, storage not to be allowed on the balconies, and a maintenance plan to be submitted for the property. She also questioned Metro's plans to maintain the different units, concerned that the subsidized units would be at greater risk of not being maintained. She asked if the percentage of subsidized units could be reduced and suggested a bond be held in an escrow account for indoor and outdoor maintenance. She also asked whether the target audience would be South Windsor residents and what enforcement provisions can be implemented for the conservation lot.

Paul Pasqualoni stated he was not opposed to affordable housing, just this location. He said the national trend is to build complexes like this one closer to town centers and malls, listing places with similar concepts where he has lived. He often walks and sometimes bikes on Deming and said it is difficult to navigate; he said the crosswalks are four lanes long and cars often rev their engines when the light is red.

Diane Ouellette of 101 Longmeadow Drive said there is plenty of appropriately zoned land in town and she does not support excessively zoning land for profit. She said over 200 residents have spoken against this project while significantly fewer have spoken in support.

A letter from Justin Iriondo (**Exhibit C**) was read into the record.

The Chair asked for Commission questions and comments.

Commissioner Cavagnaro asked if the issue regarding the triangular portion of land has been resolved; Tripp said the Town attorney confirmed that it has. Cavagnaro asked about the snow removal plan. Tripp said there is space in the corners of the site and the interior island to store snow. Cavagnaro asked if the applicant would be willing to submit a maintenance schedule or plan; Tripp agreed. Cavagnaro asked about maintenance of the trees and other plants. Tripp said the Metro team has met several times with the Berry Patch community to discuss their concerns. This past year, the rain and heat caused issues with mowing and increased growth; in addition, some of the overgrown grass residents had identified was actually nutsedge, an invasive plant, which is being treated with an herbicide. Tripp said he thinks there would be a net gain of trees on the property and that he is comfortable that the 55-unit development would be competitive for the tax credit. He expressed willingness to include bike racks in the complex.

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Commissioner Vetere asked about mail delivery; Tripp said the mail kiosk would be on the central island. Vetere asked Tripp to point out the locations where snow would be plowed. Tripp said Metro uses both snowplows and hand shovels, as well as snowblowers for the walkways. The supportive housing units would be spread throughout the site to encourage their residents to become integrated in the community. The community space would include an office for the support staff from MARC, Inc., including night staff; it would also have a kitchenette, a work station, a common area with furniture, and an office for Metro staff.

Commissioner Vetere asked about the Town's affordable housing moratorium. Michele Lipe explained that the Town currently has a four-year moratorium from CGS 8-30g. The moratorium expires in October 2024, at which point if the Commission denies an affordable housing application, the burden of proof will be on the Town to demonstrate that the proposal would not benefit the Town. South Windsor earned points toward the moratorium by showing good faith in implementing affordable units and accruing enough points to qualify for the affordable housing moratorium. Once it expires, the Town would be able to work toward another 4-year moratorium. Since the moratorium has gone into effect, no certificates of occupancy have been issued for any new affordable units, so the Town has not earned any new points that would go towards such a moratorium.

Commissioner Foley asked about the pavement type above the water storage area; Daly said traditional pavement would be used. The pump station would have a permanent underground generator, though there would not be generators for the individual buildings. Commissioner Foley said the snow storage plan is inadequate. He would also like to see generators for the buildings with supportive housing units. He asked what housing developments with affordable housing have been approved since the moratorium went into effect. Lipe said the developments at Sullivan Plaza (Geissler's) and the second phase of apartments at Evergreen Walk both have affordable units required as a part of the approval.

Commissioner Wagner said he would like to see a drawing of the EV placement on the plans and asked about the proposed birch trees. Commissioner Foley said most of the proposed trees are not native, but he would like to examine the plan further. Commissioner Wagner said the pump station will require an adequate generator. He asked whether the conservation area is necessary, saying he shares the concern about an unmaintained vacant lot. Lipe said the regulations have an open space requirement for this type of housing developments, though the Commission can modify this requirement. The regulations also allow a conservation easement to be placed on site. Commissioner Wagner said the affordable and supportive units should be evenly distributed and asked about the stairs to the second-floor units. Tripp said each door is on the ground level and enters into a vestibule with stairs up to the apartment. These units also have a small hallway to the second bathroom and bedroom. It was noted that the applicant submitted a photometric plan, which will be included in the packet for the next meeting and proposes full cutoff lights. Wagner said full cutoff lighting can still be visible from other properties depending on the topography, and the Commission can require additional shields if appropriate.

Commissioner Wagner asked about maintenance issues other than the lawns, saying developments can deteriorate over time. Tripp said Metro is willing to replace carpets, though the need to move the furniture can cause logistical issues for residents. He agreed to a condition of approval that the furniture and other characteristics of the affordable units must be identical to those of the market-rate units. Wagner said trash pickup hours should be limited; Tripp agreed to a condition of approval regarding these hours. In response to Commissioner Wagner's question about restricting balcony storage, Tripp said Metro does not permit grills or storage on balconies; the pictures of balconies provided by the public were not of Metro properties. Wagner asked about the number of residents per unit. Tripp said Fair Housing Law prohibits discrimination based on household size as long as a household meets income requirements.

Lipe said the Gateway Zone regulations forbid trash removal between 10:00 p.m. and 7:00 a.m.

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Commissioner Dexter noted that the Clark Street pump station is approaching capacity and asked if it could accommodate the additional units at this site, Geissler's Plaza, and Evergreen Walk. Doolittle said a thorough evaluation of the pump station is currently being conducted, but it is believed to have adequate capacity. Commissioner Dexter said she is unsure whether the development would meet the special exception criteria regarding traffic, property values, the character of the neighborhood, and the general welfare of the community.

Commissioner Carey asked how many existing trees would be maintained. Tripp said the plan marks which trees are to be preserved and eliminated, though it will be amended to reflect that the Sewer Authority has allowed the four pear trees along the frontage to remain. Commissioner Carey asked about the trees taken down at Berry Patch. Tripp said he will look into the differences between it and this site, though some trees at Berry Patch were taken down due to a disease.

Chair Pacekonis said the project would not be allowed to disturb any bordering properties or existing landscaping; he acknowledged the request to transfer the triangular parcel and any disturbances it might cause. He then reviewed the Special Exception criteria with regard to the application. He said the proposal is consistent with the POCD and its goal to provide a range of housing. With regard to the requirement for the land to be physically suited to the proposed use, he expressed concern about creating a hillside behind the patios on the western side, as well as the existing slope on the land to the west of the border, which could cause water from the property to run downhill. Daly said when the density of the project was reduced, it was able to remain farther from the property lines. He said the slope is not steep and is easily maintainable, but there is a swale along the property line that directs water to the north; he added that the proposed drainage system would likely cut off around three-fourths of the current watershed.

Chair Pacekonis said he thinks the proposal meets the requirement regarding minimal environmental impacts. With regard to traffic, he is concerned about the length of time it takes to cross Buckland Road. He said concerns have recently been voiced about the capacity of the utilities and infrastructure; he asked when the report will be finalized. Doolittle said the capacity study will likely not be completed until the spring. Chair Pacekonis noted the requirement regarding minimal adverse effects on existing uses in the area, saying he understands the residents' concerns; he also understands their concerns about property values but wondered if a real estate agent or other authority could provide expert testimony to quantify the potential effects. He said maintaining the character of the neighborhood is always the Commission's goal. He feels affordable and supportive housing serve the general welfare of the community; he said balance between neighborhood acceptance and community needs is an important factor, and the community needs affordable and supportive housing. He is not aware of any historic factors of the property. Regarding the requirements for the physical appearance and architectural design of the development, he understands the residents' concerns; he noted that the ADRC reviewed the proposal and that it might be cost prohibitive for an affordable housing development to match the neighboring houses. He said there would be noise during construction, but he hopes the noise regulations would be enforced.

Chair Pacekonis asked about the 17 pear trees shown on the plans; Daly said they would be flowering trees with no fruit. Chair Pacekonis suggested reducing the entrance island to 6' wide to allow more room for service vehicles. He said he would like an existing blue spruce behind building E to be preserved; Daly said this tree is within the tree line and would remain. Chair Pacekonis suggested replacing the two maples at the entrance with one in the center away from the lights. He asked about the maintenance plans for the conservation area. Tripp said specific maintenance requirements can be placed in the conservation easement, and it would be mown regularly. He said the bus stop can be moved to the east of the entrance to keep it 10' from the existing sewer main, though Chair Pacekonis said the aerial shows the road to be narrower at this point. Chair Pacekonis said if



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curb stops are added, the sidewalks may not be fully ADA accessible; Daly said the handicapped spaces would have flush curbs.

Chair Pacekonis said the apple trees should remain closer to the northern border as there is a wildlife corridor that should not be brought closer to the road. He asked about power for the supportive units during an outage. Tripp said on the current plans, the only unit serviced by a generator is the common space, but the developers are still working with MARC and the Department of Developmental Services on the specific designs and are open to adding generators for the supportive units. The revised plan will add an EV station with loading space to accommodate ADA vehicles. Chair Pacekonis raised the issue of time limits for the EV stations and asked about space for children to play. Tripp said the gazebo on the current plan will be replaced with a playground or other recreational structure; he mentioned the conservation area as well. Chair Pacekonis noted that the buildings will require firewalls and asked about the complaint process at Metro properties. Tripp said there is a work order system with a dispatcher for phone and email requests.

In response to the concerns about trash pickup, Chair Pacekonis said he would like a Town-wide ordinance restricting the times at night when dumpsters can be collected; the Town Council has the authority to implement such a policy. He said oak trees can cause maintenance issues but are among the best plants for the environment; Doolittle will check whether oaks are on the Town's list of approved trees. Chair Pacekonis said the committees that helped create the Affordable Housing Plan met publicly for over a year to discuss how to move forward.

Commissioner Wagner said keeping laundry on balconies should be allowed. He said a two-hour limit on all EV charging stations would make sense for this development. Commissioner Vetere asked about the crosswalk on Buckland Road.

Chair Pacekonis said the concerns expressed about the conservation area do not reflect what was envisioned for that area, and signage or other measures could be implemented to prevent parking, dog walking, and other activities there. He said overgrowth of vacant lots and stray shopping carts are legitimate concerns.

Chair Pacekonis indicated that the public hearing should be held and asked the applicant if they were available. Tripp indicated he would verify their team's availability.

At 9:59 p.m., Commissioner Wagner made a motion to continue the public hearing to November 14, 2023. Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

**REGULAR MEETING**

**CALL TO ORDER:** Chair Pacekonis called the regular meeting to order at 9:59 p.m.

Commissioner Cavagnaro made a motion to extend the meeting to 10:05 p.m. Commissioner Carey seconded the motion. The motion passed unanimously.

**PUBLIC PARTICIPATION:** None

**MINUTES:** 9/26/23; 10/10/23

Commissioner Dexter made a motion to approve the minutes of September 26, 2023. Commissioner Wagner seconded the motion. The motion passed unanimously.

Due to a distribution error, the Commission deferred approval of the minutes of October 10, 2023 to the next meeting.

**NEW BUSINESS:** None

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**BONDS:** Callings/Reductions/Settings

<b><u>Landscaping Bond</u></b>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
11-24P, Cambria Suites	\$10,000	\$10,000	-0-

Commissioner Cavagnaro made a motion to release the landscaping bond for Appl 11-24P. Commissioner Vetere seconded the motion. The motion passed unanimously.

**OLD BUSINESS:** None

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl 23-44P, Berry Patch II Associated Limited Partnership** – request for a site plan modification including a lot line revision to reduce the overall parcel by approx. .3 acres, on property located at 440 Buckland Road, Buckland Gateway Development Zone

**OTHER BUSINESS:**

Commissioner Foley asked if an extension can be requested for the current affordable housing moratorium. Lipe said an additional moratorium would be approved based on the affordable housing points a town has accrued, with the threshold being 206 points. Commissioners noted that once the moratorium expires, prospective developers of affordable housing will not be held to the zoning regulations, though it is unknown whether any developers are currently eyeing South Windsor. They suggested organizing training for Commissioners and the public regarding CGS 8-30g.

**CORRESPONDENCE/REPORTS:** None

**ADJOURNMENT**

Commissioner Wagner made a motion to adjourn. Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

The meeting adjourned at 10:07 p.m.

Respectfully Submitted,

Joshua Stern, Recording Secretary