

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

MINUTES

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NOVEMBER 10, 2020

MEMBERS PRESENT: Bart Pacekonis, Kevin Foley, Frank Bonzani, Stephanie Dexter, Stephen Wagner, Bill Flagg, Kevin Greer

ALTERNATES PRESENT: Michael LeBlanc, Paul Bernstein, Elizabeth McGuire

STAFF PRESENT: Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Scott Roberts, Assistant Town Manager/ IT Support; Lauren Zarambo, Recording Secretary

Chairman Pacekonis stated the meeting is being live-streamed through a Webex video conference call on our website as well as local channels and described the procedures under which the meeting will operate.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM

- 1. Appl. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone (**Continued from 10/27/20**)

Mr. Alan Lamson of FLB Architecture and Planning representing the applicant, Costco Warehouse, continued the presentation in reply to comments made at the 10/27/20 public hearing with BL Companies Site Engineer Michelle Carlson and Mr. Mark Marchisano of Costco Warehouse.

Mr. Lamson stated providing electrical charging for vehicles on site was considered but they will not be installing the wiring at this time. Customers are not parked on site long enough to charge vehicles and technology for the wiring could change by the time chargers are installed. Regarding employee parking, employees are dictated to park on the perimeter of the site. Snow removal is to be accomplished by pushing the snow to the perimeter of the site and taken off site as necessary. Regarding dimming lights at non occupied times of the building, Costco's policy dims lights to a security level as soon as the last employee shift has ended and turns the lights up again when the first employee shift arrives in the morning. Construction traffic will follow the same pattern established for delivery vehicles and can be controlled by Costco per their contract. Regarding crosswalks and sidewalks noted by the Town Engineer and Director of Planning who visited the site, Costco has taken care of all new crosswalks and sidewalks required on their site plan. Costco will install street name signs at the requested locations of Tamarack Avenue and the access road south of Costco and at the intersection of Evergreen Way and Tamarack Avenue. Sidewalk ramps requested at the driveway to the ECHN medical office buildings at 2400 – 2600 Tamarack Avenue are the responsibility of the tenant. The maintenance of the crosswalk and sidewalk ramp at Cedar Avenue and Evergreen Way is the responsibility of the association that has been notified of the need for repair. The intersection of Hemlock and Tamarack Avenues at the south end of Evergreen Crossing has no street sign as none was required by Evergreen Crossing when built.

Ms. Carlson showed the three types of wall systems proposed for the site. A small architectural block wall measuring 6" to 22" in height was shown. A large block wall system measuring 14' to 18' high will be similar to what is used near the Independent Living Facility. The third wall system measures 19' to 21' in height located at the loading area close to Evergreen Way will be made of concrete panels with tiebacks.

Mr. Marchisano described operations at the gas station that runs in a one-way system, and designed to be autonomous with one or two employees to assist. All standard safety features are used including closed

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circuit television, emergency shut off valves, and independent security company. Stormwater is contained within the gas bar. Piping was described with breakaway hoses that will shut the system down.

Mr. Marchisano stated site lighting levels are most important for safety on their high use site, and showed a night time aerial photo of the East Lyme Costco site. Ms. Carlson confirmed for Chairman Pacekonis the 4.6 foot candle level used in East Lyme is their standard to be used in South Windsor.

Director of Planning Michele Lipe gave staff comments stating she visited the site with Town Engineer Doolittle to look at sidewalk crossings and missing street signs. When Evergreen Walk LLC finishes Tamarack Avenue going south it will be appropriate to have street signage at Hemlock and Tamarack Avenues installed.

Town Engineer Jeff Doolittle stated most comments have been addressed and appreciates the applicant's willingness to install street signs at the north and south ends of their development. Outstanding issues include:

1. Three outlets on the south side of the site need to be adjusted to be sure there is no erosion at these outlets. One is for a 24" drain pipe that runs through the site and two stormwater outlets from the building that are south of the site that go into the drainage channels at the south end of the site. The dry channel south of the site was looked at today. A previous applicant put gabions in that channel to stabilize the sides of it, both north and south of the proposed crossing. We want to make sure that channel stays stable since it does have a history of being highly erosive. The applicant needs to be aware of this when they go toward construction.
2. The sanitary sewer flows and pump station design look OK but will need to be taken up with WPCA. This application will need WPCA review and approval.
3. We need detailed plans to extend the left turn lanes at Cedar and Hemlock Avenues as proposed.
4. The question regarding the block walls needs to be addressed by the applicant now or later. At the north end of the Evergreen Crossing development there is a large block wall that goes down into the drainage channel that is 5 or 6 feet high. How will your block walls tie into that existing block wall?

Chairman Pacekonis asked for public comment and Mr. Scott Roberts stated there was a problem with the server receiving calls.

Secretary Commissioner Bonzani read an email written in opposition from Mr. Damian Humphrey of 6 Birch Hill Drive. (Exhibit A)

Commissioner Dexter voiced appreciation for the detailed information regarding the gas station and dimming of parking lot lights.

Commissioner Flagg asked if the walls proposed will be treated to prevent vegetation from growing. Mr. Marchisano described their wall maintenance program and wall designers. Commissioner Flagg asked about the carriage return areas and requested two additional handicap accessible spaces added to the west side of the building.

Vice Chairman Foley discussed with Ms. Carlson whether any architectural texturing is proposed for the tieback concrete wall. Mr. Marchisano stated they will look into a texture for the wall. Hours of trucking operations were discussed. Mr. Marchisano stated they have to have the ability to deliver any time of the day and deliveries do happen at night after closing until 10 p.m. but the majority of deliveries will happen at 5 a.m. The Vice Chairman noted the email mentioning the closing of other big box stores in the area. Mr. Marchisano stated Costco is a high quality retailer in it for the long term.

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Commissioner Greer agreed that the concrete wall should be brought up to the standards of South Windsor and noted most comments from the last meeting from commissioners and staff were dismissed. Mr. Marchisano noted the responsibility of Evergreen Walk for the crosswalks and street signage they will not be addressing, but will be looking into doing a texture for the concrete wall with their structural wall engineer.

Commissioner Wagner asked for clarification about construction trucks following the same schedule set for delivery vehicles that starts at 5 a.m. Mr. Marchisano stated hours are determined by the contractor to adhere to their build schedule.

Commissioner Wagner stated it is a huge missed opportunity not to be installing the underground wiring for electric vehicle charging, stating the State DEEP is looking for installation of EV Ready parking spaces to encourage the purchase and use of electric vehicles, and noted Costco, in other locations in the country, does supply charging stations. Mr. Marchisano indicated they had to install charging stations in a few locations in the country and described how it did not support their business model, but in the future, if it is a benefit to members, they will accommodate installation. Commissioner Wagner continued the discussion with Mr. Marchisano and later asked if the texturing of the wall could be accepted as a condition of approval. Mr. Marchisano agreed.

Commissioner Bernstein asked how often the storage tanks at the gas station are filled and if it impedes business traffic. Mr. Marchisano stated traffic is not impeded, described the route, and stated the tanks are typically filled twice a day.

Mr. Roberts stated the problem was resolved and connected calls from the public.

Mr. Marek Kozikowski, AICP, of 863 Clark Street called with comments regarding truck routing, signage, crosswalks and pedestrian crossings:

Concerning truck routing, there is a proposed sign at the west end of Cedar Avenue that is inconsistent with the truck routing plan submitted. If the plan is not changing, a better usage of signage will be on Deming Street and/or Tamarack Avenue to direct trucks away from the residential neighborhood. Ms. Carlson stated there is no intent to change the truck routing plan and signage was to be added for clarification per the Town Engineer. No trucks will be going west on Deming Street. Mr. Kozikowski requested that the Commission request signage placed at the end of Tamarack Avenue or strategically on Deming Street directing truck traffic away from the residential neighborhood.

The crosswalk at the intersection of Cedar Avenue and Evergreen Way is missing at an intersection that is three lanes wide, about 75', where pedestrians are very vulnerable. Mr. Kozikowski stated when the Commission approved the General Plan to allow for Costco, they appear to have abandoned creating a walkable mixed use development in this portion of Evergreen Walk. Mr. Marchisano stated they will stripe the crosswalk there. Mr. Kozikowski stated striping would be the minimum to make the intersection safer for pedestrians, runners, and kids riding bikes. Mr. Lamson stated it is a responsibility of the association that has been notified that the work has to be done. Mr. Kozikowski asked for the crosswalk to be shown on the site plan.

Ms. Ginny Hole of 185 LeFoll Boulevard asked about the truck route that Mr. Marchisano described.

Mr. Matt Galligan, Town Economic Consultant, spoke in support of the application.

Commissioner Bonzani discussed the wall heights shown in the pictures and asked when lights are dimmed to security levels. Mr. Marchisano stated the lights are dimmed at 11 p.m. at the ending of the last shift, and turned back on at 4 a.m. when the first shift starts. Mr. Marchisano then offered that the loading dock area, where most of the employees enter, can be sectioned off so that that area stays on until 11 p.m. and starts at 4

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a.m., with the rest of the site going down to emergency lighting level after shopping hours end so that the whole site is not lit up.

Commissioner Bonzani asked about fueling station and number of Costco stores that have closed. Mr. Marchisano noted Costco stores have never closed but in some areas have relocated. Commissioner Bonzani noted electric charging stations are the way of the future and a good opportunity for Costco to consider.

Commissioner LeBlanc discussed the gas station in detail with Mr. Marchisano who indicated no diesel fuel would be offered, just regular and premium at the 12 pumps under a canopy. Fire suppression and control man holes will be installed. Commissioner LeBlanc noted a pebble finish is available for a wall texture and agreed there is a need for it.

Commissioner McGuire commented the aerial photo looks as though light spill will be contained on site and likes the idea of lowering lights to emergency levels in the areas employees do not use after store hours. Commissioner McGuire agreed with Commissioner Flagg about the addition of handicap accessible spaces on the west side, and for the need for wall treatment in keeping with the character of Evergreen Walk.

Mr. Roberts connected a call from Mr. Robert Dickinson who asked if EV charging stations will be provided for employee use and about bicycle parking accommodations. Ms. Carlson stated a bike rack is shown on the plan. Mr. Marchisano stated there are no charging stations.

Mr. Kozikowski called back in full support of electric charging stations in one of the largest parking lots there will be in South Windsor that strives to be sustainable community as provided for in the POCD, and with a silver ranking in the Sustainable CT award system.

Chairman Pacekonis asked what level the lighting will be dimmed to after hours. Mr. Marchisano stated the main drive aisle that comes into the site will have lights that stay on for safety. The majority of the parking lot will be turned off when the store closes for business except for a portion of the loading dock area where the lights will be fully on for the safety of employees.

Chairman Pacekonis discussed hours of construction with Director Lipe who stated the construction ordinance would not apply to the property because the ordinance applies to residential zones. The noise ordinance does apply from 7 a.m. to 5 p.m. and is complaint respondent. Previously the police have worked successfully with contractors working in Evergreen Walk.

Chairman Pacekonis agreed for the need for a finish on the loading dock wall and asked for something to be incorporated structurally into the concrete versus a skim coat finish.

The Chairman asked if all light poles will be 35' high and about the parking waiver asking if there is a backup plan for additional parking spaces if needed. Ms. Carlson confirmed all poles would be 35' high and Mr. Marchisano stated there is no plan for shared spaces or off-site parking. Maintenance in snow conditions and pedestrian safety were discussed.

Vice Chairman Foley discussed hours of construction with Mr. Marchisano and Director Lipe for the site next to an operational assisted living facility, infrastructure for electrical charging stations, and how Costco works through their store managers as part of the community.

Mr. Marchisano confirmed that two handicap accessible parking spaces will be added to the west of the building per Commissioner Flagg's request.

Commissioner Wagner noted the amendment to the zoning regulations, Section 4.2.11.F (2) b, regarding the timing of truck operations for Costco. The amendment requires the alternate truck route to have a sign marking that it is reserved for emergency use, or to have something on the site plan to insure that the

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alternate route is only used for those situations when the Tamarack route is blocked. Signs at the top and bottom of the slope that leads into the back of the building will be preferable to a gate.

Mr. Roberts connected a call from Economic Development Commission Chairman Paul Burnham of 25 Pear Tree Lane. Mr. Burnham noted the Town has offered Costco a tax abatement that requires the applicant to remain in South Windsor for at least ten years to take advantage of the abatement, and voiced support for a good business coming into town that will be helping our taxes.

Chairman Pacekonis asked the applicant for a commitment about the concrete wall in the loading dock. Mr. Marchisano stated they will provide a texture to last because the building has a 25 year warranty. Once their structural wall engineer gives options they will be provided. Vice Chairman Foley reiterated the finish needs to impregnated into the concrete panel.

Chairman Pacekonis closed the public hearing at 9:01 pm.

REGULAR MEETING / Webex Conference ONLINE MEETING

CALL TO ORDER Chairman Pacekonis called the Regular Meeting to order at 9:01 p.m.

PUBLIC PARTICIPATION:

Mr. Robert Dickinson called in to confirm his letter was received by the Commission. Commissioner Bonzani stated the letter should be included in the Regular Meeting item regarding regulations.

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

1. Annual Organization Meeting

a. Election of Officers

Commissioner Greer nominated Commissioner Foley for Vice Chairman.

Having no opposition, the secretary casts one ballot for Commissioner Foley for Vice Chairman.

Commissioner Bonzani nominated Commissioner Pacekonis for Chairman.

Having no opposition, the secretary casts one ballot for Commission Pacekonis for Chairman.

Commissioner Foley nominated Commissioner Bonzani for Secretary.

Having no opposition, the secretary casts one ballot for Commissioner Bonzani for Secretary.

b. Review of Bylaws

After discussion, the Bylaws accepted by consensus.

c. Review of 2021 Meeting Dates

Commissioner Flagg suggested changing the November 23 meeting date to November 30. Commissioners accepted the 2021 Meeting Dates with Commissioner Flagg's change by consensus.

- 2. Appl. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone

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

1. Special Exception to Section 4.4.5.E for extended trucking hours from 5:00 AM – 7:00 AM in accordance with approved truck routing plan. A sign shall be installed at the southern access drive indicating conditions of the alternate truck route.
2. Automotive fueling stations are permitted as an accessory retail use. The approved hours are Monday – Friday 6:00 AM – 9:00 PM; Saturday 7:00 AM – 8:00 PM; and Sunday 7:00 AM – 7:00 PM.
3. Prior to commencement of any site work, a meeting must be held with Town Staff.
4. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
5. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$30,000 to ensure compliance with the erosion and sediment control measures and \$20,000 to ensure establishment of storm water system and \$30,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
6. A landscape bond in the amount of \$25,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
7. All bonds must be in one of the forms described in the enclosed Bond Policy.
8. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
9. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
10. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
11. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
12. The building street number must be included on the final plan.
13. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
14. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
15. Engineering comments dated 11-10-20 must be incorporated into the final plans.
16. In accordance with Section 6.3.3.F, a waiver has been granted to allow light poles within the perimeter of the site to be 35 feet in height. As presented by applicant, all lighting, with the exception of security lighting and lighting in employee parking area, shall be turned off one hour after store closing.
17. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 648 spaces.
18. In accordance with Section 4.2.11.C.d Off Street Parking the Commission to grants a waiver for parking lot design as presented.
19. The remainder of the Tamarack Road network (south of the Independent Living) shall be completed and the walking trail system shown on the general plan shall be completed prior to Issuance of a Certificate of Occupancy per the Evergreen Walk General Plan approval dated June 23, 2020.

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20. Temporary signage for truck routing during construction shall be installed.
 21. Two additional handicap accessible spaces shall be added to the western side of building.
 22. Architectural treatment is to be added to the concrete walls in the area of the loading dock.
- Commissioner Flagg seconded the motion.

Commissioner Dexter added a friendly amendment to add the crosswalk at Cedar Ave. and Evergreen Way.
Commissioner Greer seconded the friendly amendment.

23. Crosswalk shall be added across Cedar Avenue at the intersection of Cedar Avenue and Evergreen Way.
The motion carried and the vote was unanimous.

3. Discussion regarding potential zoning regulation updates:

- a. Home Animal Agriculture; Sidewalk/Multi-use Paths; Outside Dining Requirements
- b. Residential development trends

Discussion postponed to the next meeting.

Commissioner Bonzani made a motion to extend meeting past 9:30 p.m. for Bonds.

CORRESPONDENCE / REPORTS:

BONDS: Callings/Reductions/Settings

IWA/CC Bonds

1. Appl. 16-57P, 175 Oakland Road Apartments Stormwater Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.

Commissioner Bonzani made a motion to reduce the above mentioned bond; Seconded by Commissioner Dexter. The motion carried and the vote was unanimous.

2. Appl. 19-03P, Chase Stormwater Bond in the amount of \$25,000 to be reduced by \$25,000 to leave a balance of -0-.
3. Appl. 19-03P, Chase E&S Bond in the amount of \$25,000 to be reduced by \$25,000 to leave a balance of -0-.

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

Landscaping Bonds

4. Appl. 16-57P, 175 Oakland Road Apartments Landscape Bond in the amount of \$5,000 to be reduced by \$5,000 to leave a balance of -0-.

Commissioner Dexter made a motion to reduce the above mentioned bond; Seconded by Commissioner Bonzani. The motion carried and the vote was unanimous.

MINUTES: 10/27/20 postponed to the next meeting.

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

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OTHER BUSINESS:

ADJOURNMENT:

Chairman Pacekonis adjourned the Regular Meeting at 9:37 p.m.

Respectfully Submitted,

Lauren L. Zarambo, Recording Secretary