

240 DEMING STREET

Application for Site Plan and Special Exception



November 28th, 2023

South Windsor Planning & Zoning

METRO REALTY

240 DEMING STREET

Maintenance Program

- Apartment Interiors – Preventative Maintenance
 - Physically enter every apartment at least three (3) times per year
- Licensed HVAC Technician on Staff
- Snow Management
- Building Exteriors
- Work Order System (AppFolio)
 - People and Technology
- Berry Patch Residents
- Balconies, Carpets, Etc.

November 28th, 2023

South Windsor Planning & Zoning

METRO REALTY

240 DEMING STREET

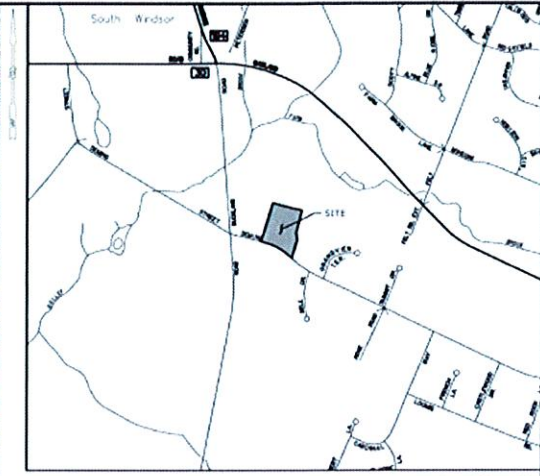
Target Affordability

Unit Affordability of 240 Deming Street	
20% of the units	30% of Area Median Income
40% of the units	50% of Area Median Income
20% of the units	80% of Area Median Income
20% of the units	Market rate

240 DEMING STREET

Target Affordability

240 Deming Street - Proposed Development			
	# units	Affordability	Housing Equivalent Points
	11	30% AMI	2.5
	22	50% AMI	2
	11	80% AMI	1.5
	11	Market Rate	0.25
Total	55		90.75
			0.84%
Town of South Windsor			
	2020 Census	Total Assisted	Affordable %
Before	10,804	663	6.14%
After	10,859	730	6.72%



LOCATION MAP:

ZONING DATA TABLE
MULTIFAMILY ASSISTED HOUSING IN RESIDENTIAL/COMMERCIAL ZONE (MAHZ)

	REQUIRED	PROPOSED
LOT AREA*	174,240 S.F. MIN (4 AC.)	225,792 S.F. (5.181 AC.)
FRONT YARD	50 FEET MIN.	65 FEET
SIDE YARD	25 FEET MIN.	37 FEET
REAR YARD	25 FEET MIN.	78 FEET
BUILDING HEIGHT	35 FEET MAX.	29' 1"
BUILDING COVERAGE (%)	15% MAX.	14%
IMPERVIOUS COVERAGE (%)	50% MAX.	37%

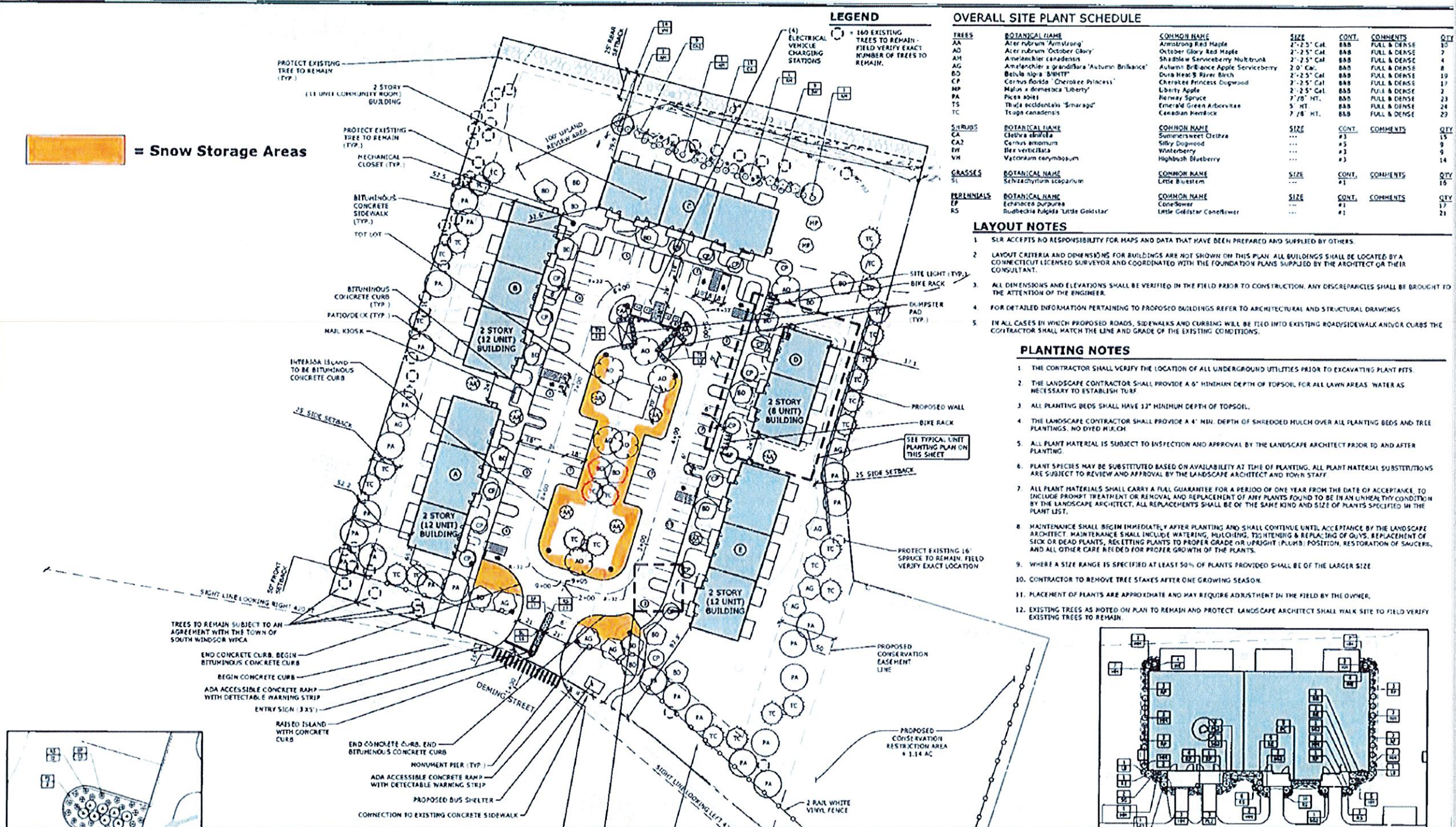
PARKING DATA

	REQUIRED	PROPOSED
STANDARD SPACES		75
EV CHARGING SPACES	3**	4
HANDICAP/VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	83***	85

**FOR > 35 SPACES, PROVIDE 3% OF PARKING TOTAL (ROUNDED UP) FOR APPLICATIONS BETWEEN 2012-2023 = 0.03 x 83 = 3 SPACES
 ***56 UNITS @ 1.5 SPACES/UNIT = 83 SPACES
 NOTE: HOURS/PLAZA/LOBBY/STAIRWELL IS NOT INCLUDED IN ZONING CALCULATIONS

240 DEMING STREET

Snow Management Plan



November 28th, 2023

South Windsor Planning & Zoning

METRO REALTY



LOCATION MAP:

ZONING DATA TABLE
MULTIFAMILY ASSISTED HOUSING IN RESIDENTIAL/COMMERCIAL ZONE (MAHZ)

	REQUIRED	PROPOSED
LOT AREA*	174,240 S.F. MIN. (4 AC.)	225,792 S.F. (5.181 AC.)
FRONT YARD	50 FEET MIN.	65 FEET
SIDE YARD	25 FEET MIN.	37 FEET
REAR YARD	25 FEET MIN.	79 FEET
BUILDING HEIGHT	35 FEET MAX.	29'-11"
BUILDING COVERAGE (%)	35% MAX.	14%
IMPERVIOUS COVERAGE (%)	50% MAX.	37%

PARKING DATA

	REQUIRED	PROPOSED
STANDARD SPACES		75
EV CHARGING SPACES	3**	4
HANDICAP/VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	81***	85

**FOR >15 SPACES, PROVIDE 3% OF PARKING TOTAL (ROUNDED UP); FOR APPLICATIONS BETWEEN 2012-2023 - 0.03 x 83 = 3 SPACES
 ***50 UNITS x 1.5 SPACES/UNIT = 81 SPACES
 NOTE: PRIMAVERA DEVELOPER'S PLAN AREA IS NOT INCLUDED IN ZONING CALCULATIONS.

240 DEMING STREET

CONCLUSION

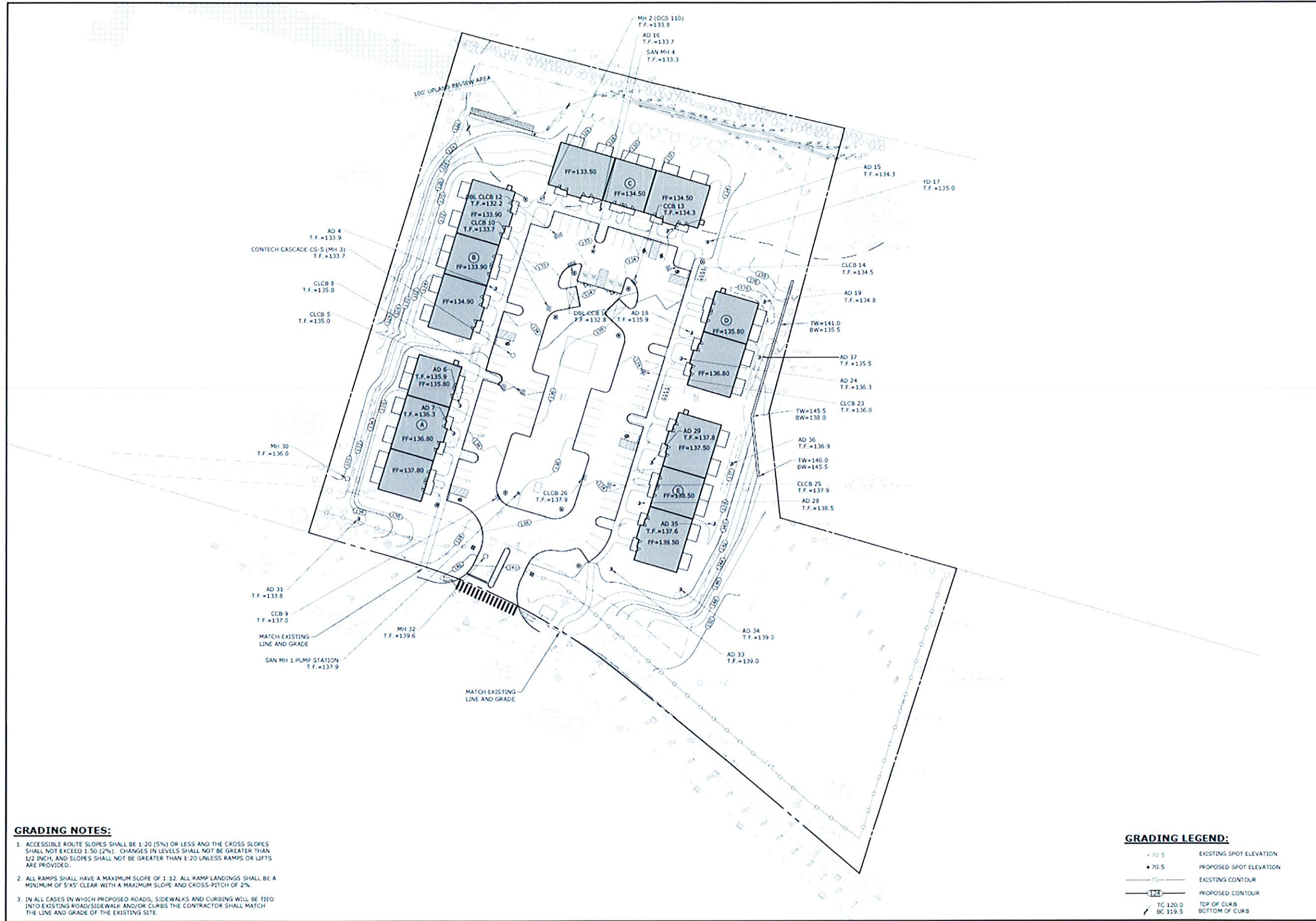


November 28th, 2023

South Windsor Planning & Zoning

METRO REALTY

APPENDIX

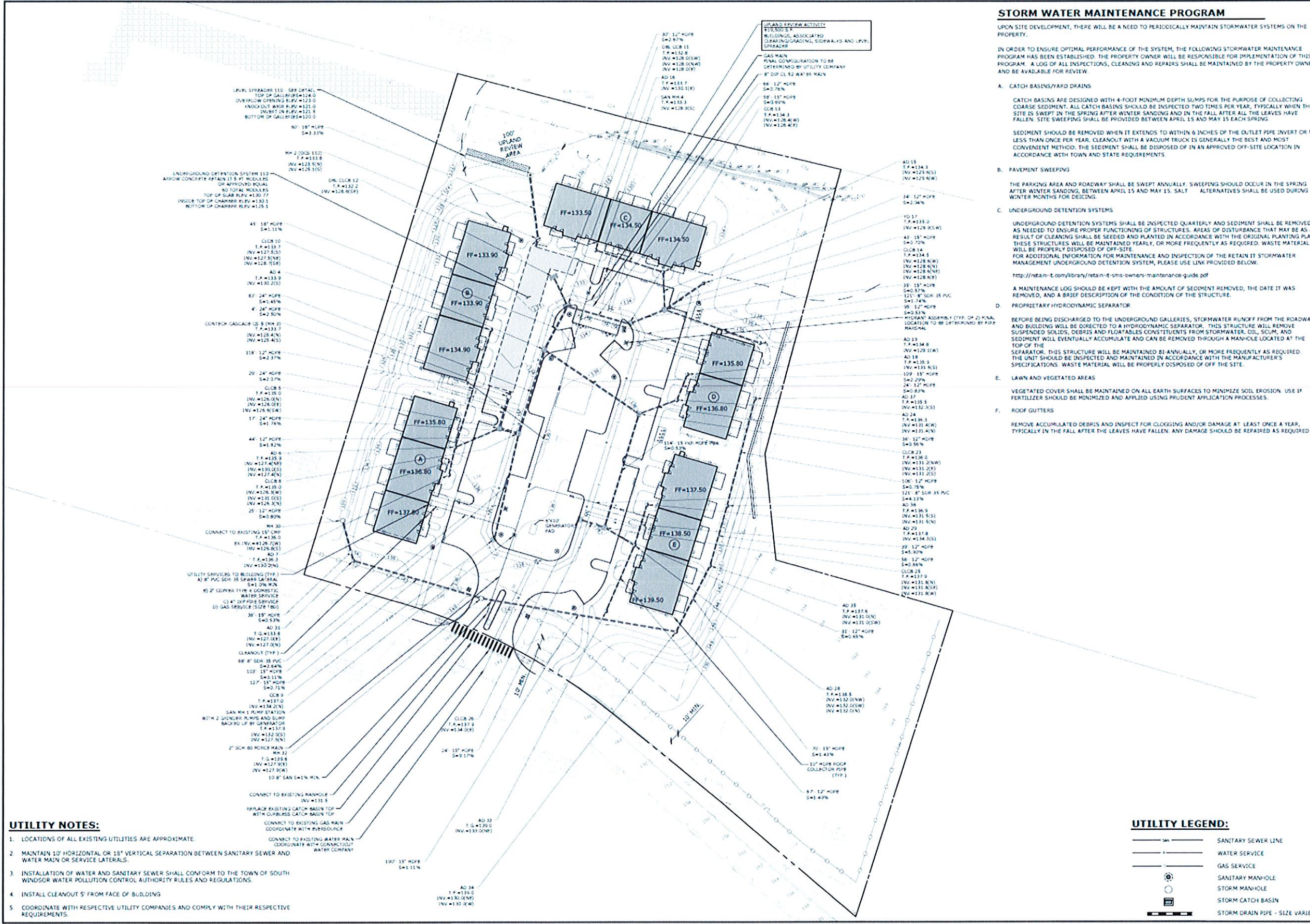


GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

GRADING LEGEND:

- + 70.5 EXISTING SPOT ELEVATION
- + 70.5 PROPOSED SPOT ELEVATION
- 70.5 — EXISTING CONTOUR
- 70.5 — PROPOSED CONTOUR
- TC 120.0 TOP OF CURB
- BC 119.5 BOTTOM OF CURB



STORM WATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND BE AVAILABLE FOR REVIEW.

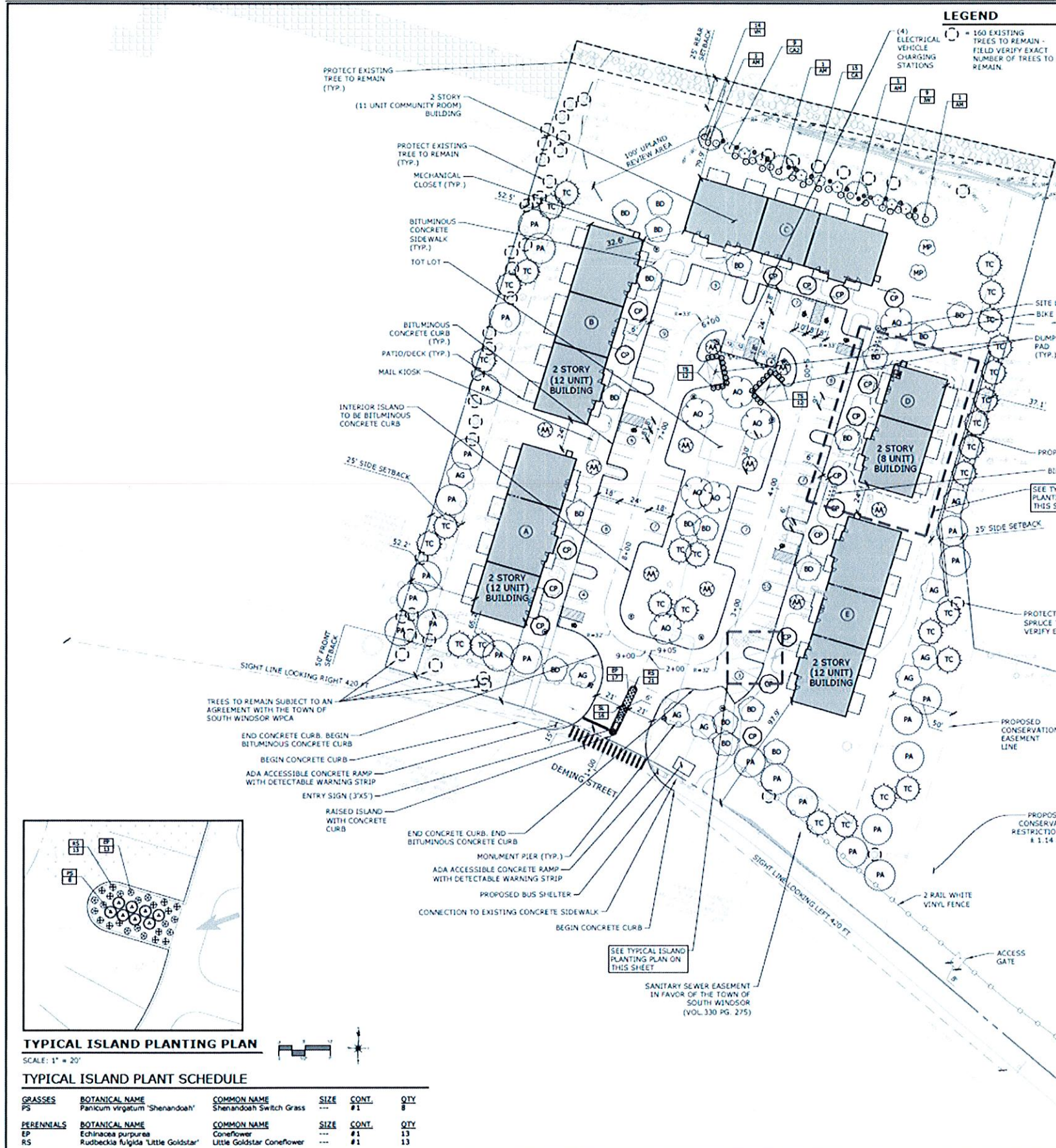
- A. CATCH BASINS/YARD DRAINS**
CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPINGS SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.
SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- B. PAVEMENT SWEEPING**
THE PARKING AREA AND ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPINGS SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DECICING.
- C. UNDERGROUND DETENTION SYSTEMS**
UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
FOR ADDITIONAL INFORMATION FOR MAINTENANCE AND INSPECTION OF THE RETAIN IT STORMWATER MANAGEMENT UNDERGROUND DETENTION SYSTEM, PLEASE USE LINK PROVIDED BELOW.
<http://retain-it.com/library/retain-it-sm-s-owners-maintenance-guide.pdf>
A MAINTENANCE LOG SHOULD BE KEPT WITH THE AMOUNT OF SEDIMENT REMOVED, THE DATE IT WAS REMOVED, AND A BRIEF DESCRIPTION OF THE CONDITION OF THE STRUCTURE.
- D. PROPRIETARY HYDRODYNAMIC SEPARATOR**
BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER. OIL, SCLM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED BI-ANNUALLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.
- E. LAWN AND VEGETATED AREAS**
VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.
- F. ROOF GUTTERS**
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF WINDSOR WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

UTILITY LEGEND:





LEGEND

- () = 160 EXISTING TREES TO REMAIN - FIELD VERIFY EXACT NUMBER OF TREES TO REMAIN.
- (E) ELECTRICAL VEHICLE CHARGING STATIONS

OVERALL SITE PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
AA	Acer rubrum 'Armstrong'	Armstrong Red Maple	2'-2.5' Cal.	B&B	FULL & DENSE	10
AO	Acer rubrum 'October Glory'	October Glory Red Maple	2'-2.5' Cal.	B&B	FULL & DENSE	7
AM	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	2'-2.5' Cal.	B&B	FULL & DENSE	4
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.0' Cal.	B&B	FULL & DENSE	8
BD	Betula nigra 'BNHTP'	Dura Heat® River Birch	2'-2.5' Cal.	B&B	FULL & DENSE	19
CP	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2'-2.5' Cal.	B&B	FULL & DENSE	17
MP	Malus x domestica 'Liberty'	Liberty Apple	2'-2.5' Cal.	B&B	FULL & DENSE	2
PA	Picea abies	Norway Spruce	7' / 8' HT.	B&B	FULL & DENSE	23
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5' HT.	B&B	FULL & DENSE	24
TC	Tsuga canadensis	Canadian Hemlock	7' / 8' HT.	B&B	FULL & DENSE	29

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
CA	Clethra alnifolia	Summersweet Clethra	---	#3		15
CA2	Cornus amomum	Silky Dogwood	---	#5		9
IW	Ilex verticillata	Winterberry	---	#3		9
VH	Vaccinium corymbosum	Highbush Blueberry	---	#3		14

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
SL	Schizachyrium scoparium	Little Bluestem	---	#1		16

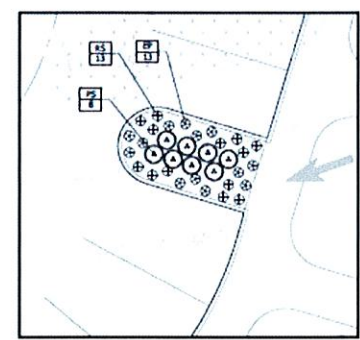
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
EP	Echinacea purpurea	Coneflower	---	#1		17
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1		21

LAYOUT NOTES

- SLR ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
- LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING CONDITIONS.

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND TOWN STAFF.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
- PLACEMENT OF PLANTS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD BY THE OWNER.
- EXISTING TREES AS NOTED ON PLAN TO REMAIN AND PROTECT. LANDSCAPE ARCHITECT SHALL WALK SITE TO FIELD VERIFY EXISTING TREES TO REMAIN.

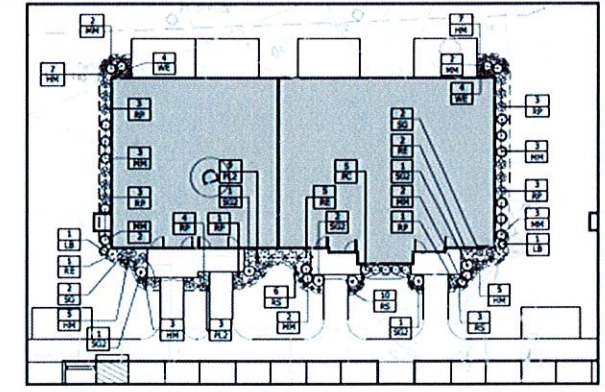


TYPICAL ISLAND PLANTING PLAN
SCALE: 1" = 20'

TYPICAL ISLAND PLANT SCHEDULE

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	---	#1	8

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
EP	Echinacea purpurea	Coneflower	---	#1	13
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1	13



TYPICAL UNIT PLANTING PLAN
SCALE: 1" = 20'

TYPICAL UNIT PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
PC	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	---	#3	
RP	Rhododendron x 'Purple Gem'	Purple Gem Rhododendron	---	#3	
RE	Rhododendron yakushimanum 'Ken Janeck'	Ken Janeck Rhododendron	---	#3	
SG	Spiraea japonica 'Galen'	Double Play® Artisan® Spirea	---	#3	
SG2	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	---	#3	
WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	---	#3	

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
MM	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	---	#1	

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
HM	Hemerocallis x 'Mary Todd'	Mary Todd Daylily	---	#1	
LB	Leucanthemum x 'superbum' 'Becky'	Becky Shasta Daisy	---	#1	
PL2	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	---	#1	
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1	

ZONING DATA TABLE		
MULTIFAMILY ASSISTED HOUSING IN RESIDENTIAL/COMMERCIAL ZONE (MAHZ)		
	REQUIRED	PROPOSED
LOT AREA*	174,240 S.F. MIN. (4 AC.)	225,702 S.F. (5.181 AC.)
FRONT YARD	50 FEET MIN.	65 FEET
SIDE YARD	25 FEET MIN.	37 FEET
REAR YARD	25 FEET MIN.	79 FEET
BUILDING HEIGHT	35 FEET MAX.	29'-1"
BUILDING COVERAGE (%)	15% MAX	14%
IMPERVIOUS COVERAGE (%)	50% MAX.	37%
DENSITY	N/A	11 UNITS/ACRE

PARKING DATA		
	REQUIRED	PROPOSED
STANDARD SPACES		80
HANDICAP/ VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	83**	86



DESCRIPTION	DATE	BY

CONCEPTUAL LAYOUT AND LANDSCAPING PLAN
 MULTI-FAMILY DEVELOPMENT
 240 DEMING STREET
 SOUTH WINDSOR, CONNECTICUT

RYE	RYE	RYE
DESIGNED	DRAWN	CHECKED
SCALE: 1"=40'		
DATE: AUGUST 8, 2023		
PROJECT NO: 13571 00069		
SHEET NO:		

LA

Sustainability & Energy Efficiency Targets

- DOE Zero Energy Home Ready Certification
- LEED Gold
- Balanced ventilation
- High-efficiency heating, cooling and hot water systems
- Home Energy Rating System (“HERS”) rating <42 (35% below Energy Star Index)
- Photovoltaic to power common elements

TRAFFIC STUDY

- New traffic counts conducted in June, 2023
- Background traffic growth included:
 - 1% growth rate per year
 - Evergreen Walk and Gateway Development traffic
- Revised site-generated traffic
 - Industry standard ITE rates utilized
 - Residential development is a low-traffic generator
 - Weekday AM Peak Hour – 20 trips
 - Weekday PM Peak Hour – 21 trips
 - Saturday Midday Peak Hour – 21 trips
- Alternative uses analyzed – Medical Office and Restaurant/Coffee Shop

TRAFFIC STUDY

- Capacity Analysis Results
 - No change in Level of Service at Buckland/Deming intersection
 - No noticeable change in vehicle delays
 - Queue increases less than one vehicle length on all approaches
- Intersection Sight Distances
 - Exceed CTDOT criteria for safe driveway egress
- Crash History
 - No abnormal crash patterns or frequency in study area
 - No crashes reports on Deming Street near site frontage
 - Crash detail: 3 in 2020, 8 in 2021, 7 in 2022. None involving pedestrians.
- Conclusion:
 - Proposed development will have no significant impact to traffic operations or safety in the study area

Ben Tripp

From: Ben Tripp
Sent: Monday, November 27, 2023 4:56 PM
To: Lipe, Michele
Cc: Tom Daly (tdaly@slrconsulting.com)
Subject: RE: 240 Deming - Sewer capacity
Attachments: 240 Deming - Water, Sewer, Traffic circulation narrative 06.16.2023.pdf

Ok – so to distill this, we had previously estimated 10,350 gpd based on the initial proposal of 72 units, per SLR’s technical memo, Exhibit A of the attached.

Tony’s original email below, dated July 13, 2023, stated that the additional 10,350 gpd can be accepted at this time.

Now that we have reduced to 55 apartments, the estimated gpd of the proposed development would be reduced to 7,950 using the same assumptions (see chart below).

	Population				
	# units	Per Unit	Total	GPD per capita	GPD
1 BR	24	1.32	32	75	2,400
2 BR	31	2.36	74	75	5,550
Subtotal	55		106		7,950

Finally, as of the last evaluation in 2019, there was 1,465,560 gpd of available capacity.

Ben Tripp
EVP of Development
The Metro Realty Group, Ltd.
6 Executive Drive, Suite 100
Farmington, CT 06032
T 860.674.5624 · M 860.978.4293
Email: btripp@metro-realty.com



Affirmative Action / Equal Opportunity Employer

From: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Sent: Monday, November 27, 2023 4:25 PM
To: Ben Tripp <BTripp@metro-realty.com>
Subject: FW: 240 Deming - Sewer capacity

See Tony Manfre’s comments below.

From: Manfre, Anthony <Anthony.Manfre@southwindsor-ct.gov>
Sent: Monday, November 27, 2023 4:16 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Cc: Doolittle, Jeffrey <Jeffrey.Doolittle@southwindsor-ct.gov>
Subject: RE: 240 Deming - Sewer capacity

Hi Michele,

In May 2019 Wright Pierce performed a pump station asset evaluation for us and provided the following data for Clark Street Pump Station:

Pump Station Capacity = 4,752,000 gpd
Average Daily Flow = 1,095,480 gpd
Estimated Peak Flow = 3,286,440 gpd
Remaining Capacity = 1,465,560 gpd
Capacity Remaining = 1,465,560 gpd

The report stated that the Clark St station is within 30% of its capacity and recommended that we upgrade the station and identify sources of inflow and infiltration. The design of the pump station upgrades has been complete and we are in the permitting stages as well as DEEP review. We are also negotiating the scope and fees of a sewer evaluation study that will focus on the Clark Street waste sheds.

There has been significant development in the Evergreen Walk area since this report was completed, however with the current flows we are within capacity of the station.

Regards,

Tony Manfre
Superintendent of Pollution Control
1540 Sullivan Avenue
South Windsor, CT 06074
860.644.2511 x2247

From: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Sent: Monday, November 27, 2023 2:28 PM
To: Manfre, Anthony <Anthony.Manfre@southwindsor-ct.gov>
Cc: Doolittle, Jeffrey <Jeffrey.Doolittle@southwindsor-ct.gov>
Subject: 240 Deming - Sewer capacity

Hi Tony,

As a follow up to our conversation, can you reiterate again the status of the Clark Street pump station and the ability to accept the projected flows for this project? I want to be able to submit it for the PZC hearing tomorrow night.

Thanks,
Michele

From: Manfre, Anthony <Anthony.Manfre@southwindsor-ct.gov>
Sent: Thursday, July 13, 2023 11:57 AM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Cc: Doolittle, Jeffrey <Jeffrey.Doolittle@southwindsor-ct.gov>
Subject: RE: 240 Deming - utilities and circulation

Hi Michele,

I looked at the proposal for the above address and have the following comments:

- There is a proposed bus stop located within the sewer ROW. This will need to be moved out of the boundary for our future maintenance needs.
- If a private pump station is installed we will need a monitoring easement to sample the wastewater discharge should the need arise.
- Use of the exiting lateral is ok.
- Capacity at the Clark Street Pump Station is something that we are monitoring closely. An additional 10,350 gpd can be accepted at this time. Future projects discharging to the this station will need to be looked at closely. We are in the process of a sanitary sewer evaluation survey of the Clark Street Pump Station sewer sheds. Upon completion of the survey we will have an updated capacity availability at the PS.

Regards,

Tony Manfre
Superintendent of Pollution Control
1540 Sullivan Avenue
South Windsor, CT 06074
860.644.2511 x2247

From: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Sent: Thursday, June 22, 2023 10:52 AM
To: Manfre, Anthony <Anthony.Manfre@southwindsor-ct.gov>
Subject: FW: 240 Deming - utilities and circulation

Please take a look at this.

Michele

Michele M. Lipe, AICP
Director of Planning
Town of South Windsor
1540 Sullivan Ave.
South Windsor, CT 06074
(860) 644-2511, ext. 2252

From: Ben Tripp <BTripp@metro-realty.com>
Sent: Friday, June 16, 2023 12:43 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Cc: Tom Daly (tdaly@slrconsulting.com) <tdaly@slrconsulting.com>
Subject: 240 Deming - utilities and circulation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Michele – please see attached narrative regarding sewer, water, and on-site circulation in accordance with the requirements of the MAHZ regulation. Also included is a sewer capacity analysis performed by SLR. Please let me know if you need hard copies of any of this. I'll follow up with you next week, thanks.

Ben Tripp
EVP of Development
The Metro Realty Group, Ltd.
6 Executive Drive, Suite 100

To Planning and Zoning Commission

RE: METRO Realty Application

From: Vicky Margiott

EXHIBIT B

EXHIBIT B

EXHIBIT B

EXHIBIT B

Planning and Zoning,

Here are a list of comments after the last Planning and Zoning meeting. Every time there is a meeting with METRO we find more reasons why this does not belong.

One piece we tried to share previously that I think you finally got at the last meeting with the Stop and Shop trash pick up noise is that this neighborhood has already "taken one for the team" with the creation of The Gateway Zone and all the construction, traffic and noise it has created. I can't even tell you how many days I wanted to weed my yard or do other chores and was driven inside due to construction noise. The back up beeps measure over 50 dB from my kitchen with the doors and windows closed. The dirt mound created for Costco was incessant noise for months. My homeownership predates the Gateway Zone. Every time you change the rules you lower the quality of development in the zone and our property values.

It used to be:

- No grocery stores
- No Drive thrus
- No Gas Stations
- No Fast Food

Now we have all of these as well as Vape Shops.

It is a fact that living on a busy street lowers property values. I don't need a Realtor for that. With the approval of Costco, Deming has become MUCH busier. Another clear cut property value measure is the frequency of Emergency vehicle sirens that can be heard from a property. With traffic increased on Buckland there are more accidents, there are more needs for Firetrucks for false alarms at Evergreen Walk, there are Ambulances at the assisted living facilities. You have already impacted our property values and quality of life with traffic and noise please do not add to it for this. I have worked and saved my entire life for my home and it represents a substantial portion of my assets in retirement that I will need as I grow older.

At the last P& Z meeting, the Commissioner requested that we have a Realtor state the things in my letter about property values being reduced for this apartment complex in our neighborhood. The Realtor agreed with all of the points in my letter from last session. Since this is Government Subsidized housing, any Realtor would lose their license if they publicly opposed it. You have asked us for the impossible. The burden should not be on the public to prove basic principles of housing value are valid when it is impossible to find or hire an expert to substantiate this claim

Still too large and have no accommodations for snow. The "Community Room" does not meet the needs of the community. A Community Room is supposed to be where you can have empty space to use for a party that your own space will not accommodate or a meeting. Their Community Room has 1) an office for METRO, 2) a 24 hour location for the support staff 3) Computers and other infrastructure for the supportive population. What about the 80% of the population? Where is the required Community room for them?

The Gateway Zone is still an underlay zone on this property and the basic principles of attractiveness should still prevail. One of the goals of the town's Affordable Housing plan was that it be a transition zone to the neighborhood. We showed you before that this Apartment Complex with this developer would not likely be a transition and you approved the Zone Change. Now you need to force it to look like it fits between The Residence and the Grandview Terrace neighborhood. If it does not fit, it does not belong here by your own regulations. The developer has stated that they can't afford this finishes that would make it fit in with either the Gateway Zone or the surrounding neighborhood. This is just one more indicator it will not be a transition zone – it does not fit in.

I went to Watson Farms to look at the stonework that Commissioner Wagner said he liked. The stone wall is OK. The planting area surrounding it with mulch is filled with weeds and unhealthy shrubs. Once inside Watson Farms, you can still see the evergreen tree on a roof. The 19 tree stumps we previously pointed out are gone and have been replaced with grass seed. There are no new tree plantings. This makes the case that after 15 years the trees that are too large for the space in this application will be problematic, removed and the space left barren. Please recall, they only addressed the 19 tree stumps – some of which looked like they were cut down years ago - when called out by me at the public hearings. Even then they did not replant. The same thing was done at Berry Patch, stumps removed – nothing planted in its place. There are no excuses for weather, Fall is an excellent time to plant and this could have been accommodated. This is not a developer who will maintain the outside of the property.

I drove through 175 Deming. The rhododendrons growing in full sun look as you would expect since they are a shade lover. The trees look like they will grow too fast. There are the same Maples as in this landscaping plan on little patches of grass near buildings. I ask you to request a rendering of the Deming site with the 15 year growth of the plantings. The arborvitae is a nice green color, it's cheap and it is a very fast grower. The garden notes for this plant say it gets to twenty to 30 feet tall and avoid windy areas. This portion of town is known as Windy Hill. I don't know if that was taken into account. Just one example of not to plant what you want if you never intend to replace it.

One area of concern with this developer and the supportive housing is their approach to the carpet replacement at Berry Patch. This shows lack of understanding for the population served. Over 55 housing 15 years later means people who need new carpet are at least 70 years old. At 25 years they are 80 years old. To get new carpet, these old people have to move their furniture per Metro's rules. I have had carpet replaced where you can pay for furniture movement as part of the installation process. A 70 or 80 year old person probably cannot move heavy furniture. If it had taken that long with the old carpet they already saved on at least one whole installation and could pay more when it is way overdue. It makes me wonder what accommodations the supportive housing may need where the METRO solution does not work for the population. They have proven time and time again that they are not a good landlord.

At the last meeting the Developer gave an excuse for why the garden beds and all the landscaping was deficient. He said it was the weather this summer. The invasives growing out of the buildings, garden beds, shrubs and trees were not the result of this year's weather. These are after years of neglect. The weeds in all the mulch areas are there because they are not maintained. There are no weeds at The Residence and in our neighborhood we weed our garden beds.

Please do not allow METRO to maintain the third lot that this commission created as a housing lot to prevent the creep of the Gateway Zone from going up Deming. It was supposed to be "Along Buckland Road" and the regulation still state that.

Even Commissioner Wagner said. "If the lot became a house at least the new owners would know what they were moving next to." He implied this was a negative for a homeowner.

Should the EV spaces 'count' as parking spaces since they are limited to 2 hours? If, not are more spots required?

Location of the wildlife corridor is on the west side of the property where all the Oak trees are. Since the adjacent lot was not part of the MAHZ – make then do the conservation piece within the approved site. Preferably where the wildlife uses it for a connection between the land behind the Lutheran Church and Hanoush to the wetlands across from Buckland Pizza.

I requested a light and shadow study. Was this done?

Developer so sure that this will be approved, they have started significant work on the property. Use your own minds and actually make a decision. Don't rubber stamp this. Yes, you approved the zone change but that does not mean it should not have to meet criteria. You can still do the right thing and force it to look nicer, find a way for bond to insure future maintenance, make it smaller.

Vicky Margiott

**SOUTH WINDSOR PLANNING AND ZONING COMMISSION
BYLAWS**

(Rules for the Transaction of Business)

ARTICLE I. Purpose and Authorization

The objectives and purposes of the Planning and Zoning Commission of the Town of South Windsor are those set forth in Chapters 124 and 126 of the Connecticut General Statutes, 1958, as revised, and those powers and duties delegated to the Planning and Zoning Commission by the aforementioned statutes by ordinance of the Town of South Windsor 2-196 of 3-7-38, as amended, in accordance with the above enabling law.

ARTICLE II. Name

The Commission shall be known as the Planning and Zoning Commission of the Town of South Windsor.

ARTICLE III. Office of Commission

The office of the Planning and Zoning Commission of the Town of South Windsor shall be at the Town Hall, 1540 Sullivan Avenue, South Windsor.

ARTICLE IV. Membership

The membership and terms of office shall be as specified in the above-stated ordinance establishing the Commission, and the aforementioned General Statutes. The Planning and Zoning Commission shall consist of seven (7) elected members.

ARTICLE V. Alternates to Commission

As set forth by ordinance of the Town of South Windsor, Town Charter, as amended, Chapter 5, Section 502(a), there shall be three (3) Alternate members seated on the Planning and Zoning Commission whose membership and terms of office shall be as specified in the aforementioned ordinance. If a regular member of said Commission is absent or is disqualified, the Chairperson of the Commission shall designate an Alternate to so act, choosing Alternates in rotation so that they shall act as nearly equal a number of times as possible. If any Alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. Alternates shall receive notices of all meetings and hearings, and are expected to participate in all meetings of the Commission, except that alternates who are not seated to act in place of a regular member may not participate in deliberations on a matter for which a public hearing has been held. Each Alternate is expected to attend a minimum of fifty per cent (50%) of all scheduled meetings.

ARTICLE VI. Voting Membership

“Voting membership” shall mean a maximum number of seven (7) members, either the seven (7) elected officials, or a combination of elected officials and Alternates acting for elected officials at a given meeting. The total “voting membership” shall not exceed seven (7). A majority of the voting membership of the Commission shall constitute a quorum. It shall take four (4) affirmative votes for the approval of an application.

ARTICLE VII. Officers and Their Duties

Section 1. The officers of the Commission shall consist of a Chairperson, a Vice- Chairperson and a Secretary.

Section 2. The Chairperson shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by the parliamentary usage on such officers. The Chairperson shall have the authority to appoint committees, certify expenditures of funds up to \$50.00 without prior approval of the Commission, call special meetings, and generally perform other duties as may be prescribed in these Bylaws.

Section 3. The Chairperson shall be one of the Commission members and shall have the privilege of discussing all matters before the Commission and of voting thereon.

Section 4. The Vice-chairperson shall act for the Chairperson in the Chairperson's absence or disqualification, and have the authority to perform the duties prescribed for that office. The Vice-chairperson shall be a Commission member. In the Vice-Chairperson's absence or disqualification, the Secretary shall act for the Vice Chairperson and have the authority to perform the duties prescribed for that office

Section 5. The Secretary shall read the legal notice as advertised before each public hearing is held.

Section 6. In the absence or disqualification of the Secretary, the Chairperson shall appoint a Secretary pro tem.

ARTICLE VIII. Election of Officers

Section 1. A Bi-annual organization meeting shall be held as part of the first meeting that is scheduled following a public election (every odd year), at which time officers will be elected and Bylaws reviewed, and be made a part of the minutes of the annual meeting. All elected Commission members must be present before election of officers can take place. In no instance shall the election be delayed by more than two regular meetings, at which time a quorum of elected officials shall suffice for election of officers.

Section 2. Nominations shall be made from the floor at the annual organization meeting, and elections of the officers specified in Section 1 of Article VII shall follow immediately thereafter.

Section 3. A candidate receiving a majority vote from the elected membership of the Commission shall be declared elected and shall serve for one year, or until a successor shall take office.

Section 4. Vacancies in officers shall be filled at the next regular meeting of the Commission, following the filling of the vacancy by the Town Council. All elected Commission

members must be present before vacancies in officers shall be filled. In no instance shall the election be delayed by more than two regular meetings, at which time a quorum of elected officials shall suffice for election of officers.

Section 5. Resignations from the Commission shall be in written form and transmitted to the Chairperson, who will then forward same to the executive officer of the community.

ARTICLE IX. Meetings

Section 1. Regular meetings will be held on the second and fourth Tuesday of each month; except for the month of December, which will have only one regular meeting on the second Tuesday; and August, which will have only one regular meeting on the third Tuesday.

Section 2. All Commission meetings shall be open to the public with the exception of Executive Sessions, which shall be held only as allowed by the Connecticut General Statutes.

Section 3. Meetings shall begin at 7:00 p.m. and shall adjourn at 10:00 p.m., unless this rule is waived by a two-thirds majority of the voting membership of the Commission.

Section 4. Unless otherwise specified, Roberts Rules of Order shall govern the proceedings at the meetings of the Commission.

Section 5. Items for the agenda of any regular meeting may be submitted by any regular member of the Commission. Such items shall be submitted in writing to the Secretary of the Commission at least six (6) days prior to the regular meeting for which they are intended for consideration. The name of the person submitting an item for Commission consideration shall appear on the agenda after the item submitted.

ARTICLE X. Disqualification

In accordance with applicable sections of the Connecticut General Statutes and the Town of South Windsor Code of Ethics (Ordinance No. 124), no member of any planning commission and no member of any municipal agency exercising the powers of any planning commission, whether existing under the General Statutes or under any special act, shall appear for or represent any person, firm or corporation or other entity in any matter pending before the planning or zoning commission or zoning board of appeals or agency exercising the powers of any such commission or board in the same municipality, whether or not that person is a member of the commission hearing such matter. No member of any planning commission shall participate in the hearing or decision of the commission of which that person is a member upon any matter in which he/she is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of the commission and, unless otherwise provided by special act, replacement shall be made from Alternate members pursuant to the provisions of Section 8-1b, of an Alternate to act as a member of such commission in the hearing and determination of the particular matter or matters in which the disqualification arose.

Acceptance of Gifts, Gratuities and Favors Restricted.

In accordance with the Town of South Windsor Code of Ethics (Ordinance No. 124), no elected Commissioner or Alternate Commissioner shall accept, receive or encourage the receiving of any gift, expression of friendship, service or improper favor, that could in any way be construed to be

a thing of monetary value that may tend to influence the Commissioner or Alternate in the discharge of his/her official duties.

ARTICLE XII. Order of Business

Unless otherwise determined by the Chairperson, the order of business at regular meetings shall be:

- a. Call to Order
- b. Pledge of Allegiance
- c. Public Participation
- d. Minutes
- e. New Business
- f. Old Business
- g. Correspondence/Reports
- h. Adjournment

ARTICLE XIII. Applications

Applications shall be officially received by the Commission on the day of the next regularly scheduled meeting immediately following the day of submission or thirty-five days after such submission, whichever is sooner.

ARTICLE XIV. Minutes

Section 1. Minutes of all meetings are to be in summarized form, as opposed to verbatim records, and shall be recorded by a sound recording device.

Section 2. A copy of the minutes is to be filed in the Town Clerk's Office as well as being recorded in the Commission's minute book.

Section 3. Public Hearings are to be recorded by a sound-recording device and said records are to be retained in accordance with State Statutes.

Section 4. In the minutes, both Commissioners and Alternates present shall be listed. If an Alternate is designated to sit for a member who is absent or disqualified, such designation, including the name of the member and the Alternate, shall be included in the minutes.

Section 5. If the vote is unanimous, the minutes shall so state; otherwise, they shall state specifically which members voted for, voted against, or abstained.

Section 6. The Commission shall review and approve minutes of all meetings.

ARTICLE XV. Hearings

Section 1. The Commission may hold public hearings, in addition to the required hearings, when it decides that such hearings will be in the public interest.

Section 2. A competent stenographer shall take the evidence or the evidence shall be recorded by a sound-recording device, at each hearing before the Commission in which the right to appeal lies to the Superior Court.

ARTICLE XVI. Conducting the Public Hearing

- Section 1. The Chairperson of the Commission shall preside at the public hearing. In the event of his/her absence, the Vice-Chairperson, or a Commission member appointed in accordance with ARTICLE VII, Section 4, shall act as presiding officer.
- Section 2. The Secretary shall read the legal advertisement and note the dates and newspapers in which the advertisement appeared.
- Section 3. The Chairperson shall describe the method of conduct of the hearing.
- Section 4. The applicant shall present a summary of the proposal. Staff comments presented. The Chairman shall then call for statements from the proponents. The opponents shall be given equal opportunity to comment. The order is reversible; the discretion of the Commission prevailing. Whichever the case may be, each group shall make its presentation in succession without allowing an intermixture of comments pro or con. Comments shall be limited to the subject advertised for public hearing.
- Section 5. It shall be made clear to the hearing that all questions and comments must be directed through the Chair only after being properly recognized by the presiding officer.
- Section 6. Before commenting on the matter before the hearing, each person shall give his name and address.
- Section 7. The presiding officer shall assure an orderly hearing and shall take necessary steps to maintain the order and decorum of the hearing at all times. The presiding officer shall reserve the right to terminate the hearing in the event the discussion becomes unruly and unmanageable.
- Section 8. The show of hands by those persons present shall not be allowed on any general question presented at the public hearing. The hearing shall be conducted only for the purpose of taking testimony to be considered in deliberations of the regular meeting of the Commission. If a general consensus of the meeting is desired, the Commission may provide properly identified sheets on which the electors may signify in writing their opinion as either in favor or opposed to the question before the public hearing.
- Section 9. Public hearings shall adjourn at by 10:30 p.m., unless this rule is waived by a two-thirds majority of the voting membership of the Commission.

ARTICLE XVII. Employees

Within the limits of the funds available for its use, the Commission may employ such staff personnel and/or consultants as it sees fit to aid the Commission in its work. Appointments shall be made by a majority vote of the voting membership.

ARTICLE XVIII. Committees

- Section 1. Standing committees may be appointed by the Chairperson at a regular meeting following the election of officers by the Commission. The duties of each committee shall be prescribed by the Commission as the need for committee investigations arises.

Section 2. The standing committees shall be appointed for one year and shall consist of two (2) members. Vacancies shall be filled immediately by the Chairman of the Commission.

Section 3. Special committees may be appointed by the Chairperson for purposes and terms which the Commission approves. The Chairperson shall terminate the Committee once said Committee has performed its function and reported to the Commission.

ARTICLE XIX. Public Access

In the matter of access to hearings, meetings, and records by the public and representatives of print and broadcast media, the Commission shall comply with the Connecticut Freedom of Information Act, Connecticut General Statutes, 1999 Revision, Chapter 14, Sections 1-200, et. seq., as amended.

ARTICLE XX. Architectural and Design Review

Section 1. Composition: The PZC as a function of its authority under CGS 8-3(9)), shall appoint a Design Review Committee, composed of not more than nine (9) members, with qualifications as follows:

- Director of Planning of Town of South Windsor
- 2 professional architects
- 4-6 members of the public with experience in fields such as art, architecture, community planning and development, or other relevant profession

With the exception of the Director of Planning, all appointees must be residents of the Town of South Windsor.

Section 2. Alternates. There shall be three (3) Alternate members whose qualifications shall generally be as specified in Section 1 above. Membership and terms of office shall be as specified for regular members in Section 3 below. If a regular member of the Committee is absent or is disqualified, the Chairperson of the Committee shall designate an Alternate to so act, choosing Alternates in rotation so that they shall act as nearly equal a number of times as possible. If any Alternate is not available in accordance with such rotation, such fact shall be recorded in the minutes of the meeting. Alternates shall receive notices of all meetings and hearings, and are expected to participate in all meetings of the Committee.

Section 3. Terms and Officers: Members shall serve for two-year terms. Terms shall be calendar year, December 1-November 30.

Members shall select a chairperson, vice-chairperson and secretary, who will provide minutes of meetings and reports to the PZC. The Director of Planning is not eligible for office.

Section 4. Conduct of Business: The Committee shall adopt rules and regulations for the transaction of business, scheduling of meetings, conduct of meetings and related matters.

Section 5. Duties and Responsibilities: The Committee shall provide a report to the PZC regarding all multi-family and non-residential development for which site plan approval is sought. The report shall provide the results of the Committee's

deliberations - i.e., modifications recommended, or no modifications required. Such report shall be provided: (1) at a public hearing on an application, or (2) if no public hearing is held, at the time an application is presented to PZC. All recommendations by the Committee are advisory to PZC and only PZC has the authority to require modifications to a site.

The Committee will attempt on all applications to arrive at a site design that is mutually agreeable to the Committee and the applicant. The Committee shall follow the criteria and guidelines set forth in Section 9 of the Zoning Regulations.

ARTICLE XXI. Training requirement

Planning and Zoning Commissioners shall complete four hours of training every two years, to include one hour of training on fair and affordable housing. Commissioners must satisfy the initial training requirement by January 1, 2024 and within one year of election/appointment thereafter

ARTICLE XXII. Amendments

These Bylaws may be amended by a two-thirds vote of the entire voting membership of the Commission, only after the proposed change has been read and discussed at a previous regular meeting, except that the Bylaws may be changed at any meeting by the unanimous vote of the entire voting membership of the Commission.

These Bylaws have been officially adopted by the Commission on December 13, 1973; and revised on November 11, 1975; February 22, 1977; February 28, 1978; May 27, 1980; November 24, 1981; December 18, 1984; November 24, 1987; June 28, 1988; December 6, 1988; February 2, 1988; January 27, 1990; January 25, 1994; December 13, 1994, April 22, 1997, Readopted November 25, 1997; Revised January 6, 1998; Revised July 21, 1998; Readopted March 5, 2001; Readopted November 18, 2003; Revised December 6, 2005; Revised May 10, 2011; Revised November 14, 2017; November 27, 2018. Adopted January 10, 2023.