

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION

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NOVEMBER 30, 2021

MEMBERS PRESENT: Alan Cavagnaro, Robert Vetere, Bart Pacekonis, Stephanie Dexter, Stephen Wagner, Michael LeBlanc, Kevin Foley (WebEx)

ALTERNATES PRESENT: Paul Bernstein

STAFF PRESENT: Michele Lipe, Director of Planning; Jeffrey Doolittle, Town Engineer; Michael Lehmann; IT Support; Caitlin O'Neil, Recording Secretary; Marek Kozikowski, Council Liaison

PLEDGE OF ALLEGIANCE

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

CALL TO ORDER:

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

1. **Appl. 21-41P, Evergreen Walk, LLC Multifamily Text Amendment** – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone
2. **Appl. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone

Attorney Chris Smith Alter and Pearson presented on behalf of Evergreen Walk LLC. Attorney Smith highlighted the three items they are looking for approval. First, the zoning text amendment to increase the cap of units in the Gateway Development Zone from 200 units to 365 units. Second, an amendment to general plan of development for Evergreen Walk and last special exception to permit a 165 unit multifamily community development. Attorney Smith reviewed the presenters for the application Alan Lamson Vice President of FLB Architecture and Planning, Ron Bomengen of Fuss & O'Neill, Steven Mitchell of Mitchell Traffic Engineering, Maura Cochran Economic Consultant with Bertram-Cochran, Mike Sarasin of Northeast Retail Leasing and Howard Rappaport of Continental Properties.

Alan Lamson, Vice President of FLB Architecture and Planning and Planning Consultant for Evergreen Walk, reviewed the general plan of development and a slideshow that reviewed the various points of the presenters (Exhibit A). Mr. Lamson commented that the Evergreen Walk General Plan of Development had been modified 14 times since its initial approval in 2001. Mr. Lamson reviewed that property citing extensive wetlands on the site to the north and south of the property, site line restrictions, and an already established detention basin. Mr. Lamson commented that the Commission has asked of specific approvals throughout the year such as completion of Tamarack Avenue on the backside of Evergreen Walk, a trail system and a landscaped berm in the southwest corner of the site, all of which have either been completed or are currently under construction.

Mr. Lamson reviewed the 2-to-1 ratio for Evergreen Walk. Mr. Lamson explained that for every two square feet of residential there needs to be one square feet of commercial. Mr. Lamson reviewed the commercial space that was built to offset the 2-to-1 ratio for Tempo 1. Mr. Lamson reviewed that there is 10,000 SF leftover at unit 7E for commercial use. Mr. Lamson commented that they are essentially asking the

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Commission to modify the regulations with the condition that they can use approvals from the general plan to offset the 2-to-1 ratio. Mr. Lamson explained that this particular parcel would not make an attractive commercial site and its best use would be residential. Mr. Lamson commented that Evergreen Walk LLC has developed over 780,000 SF of commercial land in Evergreen Walk, primarily retail and office space. Mr. Lamson added that it is difficult to find a parcel of land that would be appropriate for both commercial and residential uses. Mr. Lamson explained that this proposal would allow the 2-to-1 ratio to be used on the same general plan, not the same parcel of land. Mr. Lamson added that if the Commission was to approve this offset use, the newly built Costco could be used as part of the 2-to-1 ratio to allow the apartments to be built.

Mr. Lamson reviewed how this site plan would meet the criteria for the Town's Plan of Conservation and Development. Mr. Lamson commented on alternative housing and how this development would meet that need. Additionally, the Plan of Conservation and Development looks for opportunities for housing to support businesses by being in walking distance and again, this development would allow for this. Mr. Lamson added that they have received positive feedback from the Architectural Design and Review Committee. Mr. Lamson reviewed the land use table for the General Plan.

Mr. Lamson reviewed the general description of the proposed units, which are primarily 2-story units. Mr. Lamson commented that Howard Rappaport would review the units in more detail. Mr. Lamson commented that the projects meets or exceeds the described use and the general plan of development conforms to the zoning regulations. Mr. Lamson reviewed the special exception to allow the addition of 165 multifamily units. Mr. Lamson commented that the buildings would be ADA compliant, are within reasonable proximity to shopping, and have minimal adverse environmental impact. Mr. Lamson provided an updated narrative that reflects the recent approval of unit 5C.

Ron Bomengen, Engineer with Fuss & O'Neill reviewed the stormwater management, utility plan, water and sewer plan. Mr. Bomengan commented that there are no longer any concerns with water service at Evergreen Walk.

Steven Mitchell, Traffic Engineer, reviewed the traffic study. Mr. Mitchell commented that the report had been updated to reflect new changes in land use with the recent approval of Unit 5. Mr. Mitchell reviewed the trip generation summary and added that this residential development would replace approximately 31,000 square feet of office space and therefore would reduce generated traffic.

Mike Sarasin, Principle of Northeast Retail Leasing LLC reviewed the reasons the proposed residential complex would be attractive. Mr. Sarasin commented that Northeast Retail has helped with the leasing of Evergreen Walk since its inception. Mr. Sarasin commented that this location would not be a viable location for commercial use and added that residential would be the best fit for this site.

Maura Cochran, Economic Consultant with Bertram-Cochran reviewed the Economic Impact Study. Ms. Cochran commented that during her review she was able to use the Tempo apartments as a case study. Ms. Cochran reviewed the report and the methodology. Ms. Cochran commented the design of the site is considered a big house, which would attract young professionals and individuals over 55 and has proven to be a very popular design in the southern states. Ms. Cochran commented that multiple studies show that school aged children do not come from apartments, typically they come from single family homes, therefore, there should not be a large impact of students from this site. Ms. Cochran commented that she spoke with Superintendent Dr. Kate Carter who also agreed that there should not be a large impact on schools from a new apartment complex.

Ms. Cochran reviewed the annual taxes for various businesses in Evergreen Walk adding that there is a tremendous amount of tax dollars comes from Evergreen Walk. These taxes help cover the cost of the

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student population and town services. Ms. Cochran reviewed the percentage of various size units, studio, one-bedroom and two-bedrooms in South Windsor. Ms. Cochran commented that this development would not cause a huge change in the housing stock. She reviewed South Windsor's school enrollment, which shows a bump of enrollment at the middle school age. Ms. Cochran reviewed the Board of Education budget and cost per student. Ms. Cochran reviewed the number of students per unit for all new housing in South Windsor including Toll Brother and Tempo 1. Chairman Pacekonis questioned when the numbers were taken for the housing report. Ms. Cochran responded July of 2021. Commissioner Vetere asked for clarification on the calculations for some of the students per household. Ms. Cochran responded that she would review further. Ms. Cochran reviewed the financial impact on town resources for a single-family home versus a multi-family citing that a single family home created a deficit. Ms. Cochran reviewed estimated tax impact and job creation from the site.

Howard Rappaport, Principle with Continental Properties one of the largest developers in the Connecticut and developer of Tempo 1 reviewed the design objectives. Mr. Rappaport commented that their objective is create a new residential community that is somewhat different from Tempo 1. Therefore, they are intentionally not building the same style of buildings, which will allow Evergreen Walk to offer a new type of housing. Mr. Rappaport reviewed the breakdown of the buildings citing that 115 of the 165 units would be cottage style units, direct entry from the outside and the garage, no shared common space or hallway. Mr. Rappaport commented that there would be one 4-story unit that would be serviced by an elevator. Lastly, there would be one 3-story building that would have common hallways. Mr. Rappaport reviewed the amenities for the site such as a fitness center, a community room and a pool.

Attorney Chris Smith summarized the application and commented that he felt there is a demand for residential in this area of Evergreen.

Chairman Pacekonis asked for town staff comments.

Director of Planning Michele Lipe reviewed the Planning Report for the text amendment and the general plan/special exception.

Text Amendment:

1. Request by Evergreen Walk, LLC for a text amendment to change Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone- including Section 4.2.15 A.2.e to increase the number of units permitted to 385 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone
2. The current regulations allow multi-family residential use; however, it limits the number to 200 units in conjunction with new commercial development at a ratio of 2:1 square footage. The current apartments were approved under those regulations
3. The proposed changes would allow for an additional 165 multi-family units including a 2:1 ratio of residential to commercial square footage. The text proposal changes how the mixed-use ratio of residential to commercial would be calculated, proposing the commercial square footage requirement take into account current/proposed commercial construction activity with the Evergreen Walk site- not necessarily new construction in the area of proposed housing. Applications for this use require a special exception application along with an update to the General Plan.
4. A consideration when evaluating a text amendment is a review of the goals of the POCD. In the Residential section of the current Town Plan of Conservation and Development, the potential for

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mixed-use development is referenced. One of the stated goals is: **Support Housing Opportunities that Help Achieve Economic and Transportation Goals.**

The plan states: The Residential Densities Plan identifies possible Housing Opportunity Areas. These areas are identified as good housing candidates because they are within walking distance to commercial areas, have bus service and are located along an arterial road

New housing in these Opportunity Areas should be:

- Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed-use approach is encouraged.
 - Planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses and take other measures to reduce congestion issues.
5. The applicant has provided both an utility impact statement as well as a traffic statement in support of the change to regulations demonstrating that this use will not have a negative impact on the existing infrastructure.
 6. The Capital Region Council of Governments has reviewed this amendment as required and has forwarded the following report: *** CROCOG Report ***
 7. There are no provisions for affordable units requirement. To be consistent with other multi-family regulations in commercial zones, the Planning Department recommends that 10% of the units restricted as affordable units as defined through state statutes.
 8. We would recommend the following language be added into Section 4.2.15 A(2) e.

At least 10% of the swelling units deed restricted to rent or sell at prices that would make them affordable to persons or families earning eighty percent (80%) or less of the area median income as defined by the United States Department of Housing and Urban Development for a period of not less than forty (40) years.

If this amendment is approved, the Commission must find that the text is in conformance with the Town Plan and must set an effective date.

General Plan:

1. This is a request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone
2. The changes to Unit 7C proposed to the General Plan with this request include:
Removal of office use (90,950 sf and 260 parking spaces); eliminate 30, 950 sf and 70 parking spaces from the overall development totals; allocates 60,000 sf and 290 parking spaces to Uni5 and 19,209 sf of retail and 96 spaces to unit 8, and adds 165 units of multi-family on unit 7C with 313 parking spaces.
3. The applicant's request is also for a Special Exception for the 165 housing units showing units. Special exception review criteria listed in 4.2.15.D.4 include:

The location of the multifamily residential use is fully integrated with other commercial, retail, office

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and/or recreational uses;

The proposed multifamily residential use shall be appropriately buffered from adjacent residential uses

The multifamily residential use has been designed to meet the legal requirements for the disabled; and Whether the site either is, or will be, within reasonable pedestrian proximity to shopping, services, and institutions, as are routinely required by the future residents of the site.

4. Table 1 included in the Mitchell traffic report provides a land use Summary Table Summary showing the square footages of the residential uses and the total square footages new general plan development. This new residential use would generate and 303,556 sf. To be offset by potential new commercial uses.
5. A 75-foot buffer is required along residential zone boundaries and has been shown on the development plan in addition to the required setback line. A detailed landscaping plan will be required calling out the specific species of trees and plants with sizes proposed. Currently there is a berm under construction along the south westerly property boundary which had been approved earlier this year by this Commission.
6. The Open Space requirement for the residential development is 750 sf for each residential unit. It is the applicant's intent to meet this requirement by providing the a clubhouse and continuation of the trail system adjacent to the residential area and extending west on the site and dedication of an open area of wetlands.
7. Pedestrian access has been provided throughout the site. With the original approval of the apartments, the developer completed the sidewalk connection on the south side of Tamarack from the new development up to tie in with the existing sidewalk; the completion of the inter connection with pedestrian access behind LA Fitness to Tamarack Ave. We also asked them to incorporate safety improvements for the pedestrian crossing at Tamarack Ave. and Evergreen Way. Additionally, the developer evaluated and installed a four-way stop sign at the intersection of Tamarack and Evergreen Way.
8. A traffic report submitted documents the anticipated reduction in the traffic resulting from the elimination of the office use and adding the residential use. The applicant will be required to return to STC to modify their approval such approval is required to be in place prior to issuance of building permits.
9. Public water and sewer are available. The applicant submitted a utility statement indicating the availability of utilities for this project. WPCA approval will be required as well as approval from CT Water.
10. There are regulated wetlands on the site in the vicinity of the apartments. A site plan submission to the IWA/CC would be required.
11. The Architecture and Design Review Committee reviewed the architecture design and concept layout on November 4. The committee was pleased with the designs and materials presented and forwarded a favorable recommendation. The applicant would return to the ADRC as a part of the site plan process to review final designs., lighting and landscaping.

If this application is approved, in addition to existing conditions of the General plan, the Planning Dept. requests the following:

- Site Plan of Development approval is required prior to construction, per Section 4.2.15.D of the zoning regulations. Construction phasing must be included on the Site Plan of Development if appropriate.

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- As required in section 4.2.15.2.d, the applicant shall present their proposal and schedule to meet the 2:1 residential to commercial ratio as the phasing and project progresses. A “Table of Ratios and Uses”, the construction timeline, and proposed phasing narrative. .
- No building permits will be issued until any required STC approval has been issued (per CGS §14-311).

Town Engineer Jeffrey Doolittle commented that at the site plan phase he would like to see a 2nd connection between Tempo 1 and Tempo 2 for emergency services and would like to see the 38-unit building further away from the detention basin.

Chairman Pacekonis asked for public comment.

John Holowczak of 39 Cody Circle commented on the application and suggested the apartments be made to 55 and over.

Jerry Lewis of 170 Long Hill Road commented in favor of the application and commented with concerns of use of Connecticut Soils and the use of Chapel Road.

Marek Kozikowski of 863 Clark Street questioned the traffic demand and trip generation study.

Chairman Pacekonis asked for Commissioner comments.

Commissioner Cavagnaro reviewed the residential table and methodology used with Maura Cochran. Commissioner Cavagnaro questioned students per unit and rental value. Howard Rappaport commented that the rent would be consistent with the Tempo apartments

Commissioner Wagner questioned the parking, the sidewalks, garages and electric vehicle parking. Howard Rappaport commented that in addition to the garages there would also be paved parking for the units that do not have garages and additional spots for units with the garages as well. Mr. Rappaport commented that they would meet the regulation requirements for electric vehicle spaces. Mr. Rappaport and Michele Lipe commented that many of these questions would be addressed further at site plan application. Commissioner Wagner questioned the 2-to-1 ratio.

Commissioner Dexter commented that she would like to see affordable housing. Howard Rappaport commented that they would be willing to consider 10% affordable housing. Commissioner Dexter added that 15% would be more desirable since Tempo 1 does not have any affordable units.

Commissioner Bernstein questioned the traffic study. Steven Mitchell explained the methodology. Commissioner Bernstein questioned if they took Costco into account when looking at traffic. Mr. Mitchell commented that the new trip generation does not include Costco. Commissioner Bernstein confirmed the removal of 30,000 SF of office space in Evergreen Walk. Commissioner Bernstein clarified that Maura Cochran discussed plans with the Superintendent, Dr. Kate Carter.

Commissioner Bernstein questioned Maura Cochran if she had discussed the plan with Dr. Kate Carter, and if they discussed the concern of adding students to an already growing school system. Ms. Cochran responded she had discussed this with Dr. Carter. Ms. Cochran added that per her conversation with Dr. Carter, the main observation was this development would not impact the school system, particularly, the high school. Commissioner Bernstein questioned the time frame for the student enrollment. Ms. Cochran responded that the number reflects when the complex stabilizes, which is at 94% occupancy and typically takes approximately 3 years.

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Commissioner Foley commented on his concerns with accurate number of students entering the school system, citing inaccurate projections for Tempo 1. Commissioner Foley added that he would like to understand why Dr. Carter was not concerned about the high school aged students. Ms. Cochran commented per her conversation with Dr. Carter many families return to their native countries before their children enter high school. Ms. Cochran reviewed her student projections for the proposed development, adding approximately six students going to the high school. Commissioner Foley and Michele Lipe discussed 4-story structures in the area and if the Fire Marshal had any concerns. Ms. Lipe commented that no specific concerns had been mentioned.

Chairman Pacekonis questioned Alan Lamson about previously eliminating commercial space as part of a previous application qualification for 2-to-1 ratio. Chairman Pacekonis commented that the Commission had previously suggested mixed use, however, was told that it is difficult to market residential with commercial underneath. Chairman Pacekonis and Alan Lamson discussed commercial offset for previous applications and current application.

Chairman Pacekonis commented that he did appreciate the applicants offer for 10% affordable housing, however, did agree with Commissioner Dexter and would prefer to see 15% since Tempo 1 does not have affordable housing. Chairman Pacekonis added that he would like to see the affordable housing spread equally between the one-bedroom, two-bedroom and studio units. Chairman Pacekonis questioned if Toll Brothers was full occupied. Ms. Lipe commented from her understanding yes, all COs had been issued to the homes in the development. Chairman Pacekonis questioned if the students numbers reflected for Toll Brothers was accurate. Ms. Lipe responded she was unsure and would need to look into this further since she just received the study. Chairman Pacekonis commented that he would like to keep public hearing open to review the documentation that had been distributed.

Chairman Pacekonis questioned where the students from Tempo 1 go to school. Maura Cochran responded Orchard Hill, Timothy Edwards and South Windsor High School. Chairman Pacekonis commented on the elementary schools being renovated. Ms. Cochran commented that she discussed school impacts with Dr. Kate Carter and was told that the impacts on the grammar school could be adjusted with some shifting of students. Ms. Cochran commented that Dr. Carter commented that any additional issues with students in the school would be a problem for the Board of Education and not the developers. Ms. Cochran reviewed her methodology again for her reporting, specifically for the Toll Brothers development and South Windsor Woods development. Chairman Pacekonis asked for clarification on the numbers Ms. Cochran reported.

Chairman Pacekonis commented on Ms. Cochran's report that shows the average for an 165 unit complex would be approximately 26 students, however, the next pages says Tempo 2 would have 34 students. Ms. Cochran responded that she used Rutgers School Age Children Study, CT Partnership for Balanced Growth Study and Malone & Macbroom Study, received the average and then factored in the higher student average at Tempo 1. Chairman Pacekonis commented on the accuracy of the Rutgers Report. Chairman Pacekonis commented that he would like to keep the public hearing open to December 14 at 7pm.

Michele Lipe asked for clarification on the traffic report and the square footage referenced for the new housing.

Chairman Pacekonis commented that he would like a formal response on the exact affordable housing percentage.

Commissioner Wagner motioned to extend the public hearing to the next regularly scheduled meeting.

Commissioner Cavagnaro seconded the motion. Roll call was held. The motion passed unanimously.

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REGULAR MEETING/COUNCIL CHAMBERS:

CALL TO ORDER Chairman Pacekonis called the Regular Meeting to order at 9:58pm

Chairman Pacekonis commented that he would like the Commission to consider another special meeting on December 7 for a decision on 25 Talbot Lane.

Commissioner Wagner motioned to extend the meeting to 10:20pm

Commissioner Vetere seconded the motion. Roll call was held. The motion passed unanimously.

PUBLIC PARTICIPATION:

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

1. Annual Organization Meeting

a. Election of Officers

Commissioner Foley nominated Bart Pacekonis as Chairman. Commissioner Dexter seconded the nomination.

Commissioner Wagner nominated Kevin Foley for Vice Chairman. Commissioner Dexter seconded the nomination.

Commissioner Cavagnaro nominated Stephen Wagner for Secretary.

b. Review of Bylaws

Commissioner Cavagnaro questioned if they can extend the meeting time. Commissioner Foley and Commissioner LeBlanc commented that they would like to keep the meeting time to 9:30pm.

The Commission accepted the Bylaws.

c. Review of 2022 Meeting Dates

Commissioner Dexter motioned to accept the meeting dates.

Commissioner Cavagnaro seconded the motion. Roll call was held. The motion passed unanimously

2. Appl. 21-39P, Kilkenney Heights II- request for two 90-day extension to file mylars in the Office of the Town Clerk

Commissioner Vetere motioned to accept the extension.

Commissioner LeBlanc seconded the motion. Roll call was held. The motion passed unanimously.

3. Prime Wellness, 75 John Fitch Boulevard, GC zone – Determination in accordance with *Section 4.1.2 Other Permitted Uses* that a hybrid cannabis facility is a permitted use in the General Commercial zone (see attached letter)

Director of Planning Michele Lipe reviewed the request and discussion with the Town Attorney. Per the Town Attorney, the request should be compared to the most similar use in the regulations.

Commissioner Wagner questioned legal to possession of cannabis in Connecticut. Ms. Lipe clarified that retail sales would become legal in Connecticut in 2022. Commissioner Wagner questioned whether they should be accepting an application at this time since the hope was to go through a moratorium and decide on

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regulations further. Ms. Lipe commented that Attorney Kari Olson suggested the Commission should handle this as they would any other use request in Section 4.1.2 of the regulations. Commissioner Wagner questioned if this application would prevent the moratorium. Ms. Lipe responded that the application was received before the moratorium, therefore, would need to be treated as its most similar use in the current regulations. Commissioner Wagner questioned if any language had been submitted to CRCOG for retail cannabis sales. Ms. Lipe commented that she needed more direction from the Commission before drafting any text amendment.

Attorney Ken Slater of Halloran and Sage and the representative of Prime Wellness commented that the State's legislation states that if a Town does not have regulations in place for cannabis then the use must be treated to the most similar use. Attorney Slater commented that the most similar use on the table is sale of alcohol.

Chairman Pacekonis questioned Michele Lipe about the current parking on site of the facility. Ms. Lipe commented that the site plan does not have adequate parking for the most similar use's requirement. Attorney Slater commented that the applicant would have to work with the Planning Department to develop a site plan that meets the regulations.

Chairman Pacekonis commented that he would like to consider moving this item to the December meeting, specifically because he would like more insight on the parking situation. Commissioner Wagner commented that the vote would be if this use would be a similar use to a liquor store. Commissioner Wagner motioned to consider the hybrid facility a similar use, subject to a site plan approval.

Commissioner Foley commented that he is concerned of approving the use since they have not developed criteria around hybrid cannabis facilities. Commissioner Foley commented that his biggest concern would be the facility relocating and the Commission not having regulations in place regarding distances from schools to a retail cannabis facility.

Commissioner Wagner motioned to determine a hybrid cannabis facility as a similar use to a liquor store, subject to those restrictions and site plan approval.

Commissioner LeBlanc seconded the motion.

Chairman Pacekonis commented on concerns. Michele Lipe explained that this motion would not allow Prime Wellness to relocate anywhere in South Windsor, they would need to come back again for a site plan approval should they want to change location because of parking.

Roll call was held. Commissioners Wagner, Cavagnaro, LeBlanc and Vetere voted in favor. Commissioners Dexter, Foley and Pacekonis voted no. The motion passed 4 to 3.

4. **Appl. 21-36P, 25 Talbot Lane Site Plan-** request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway, I zone (action by 12/8/21)

Commissioner Cavagnaro motioned to extend the meeting to 10:35pm

Commissioner seconded the motion. Roll call was held. The motion passed unanimously.

Commissioner Foley commented that he felt the site plan was detrimental to the community for numerous reasons specifically, pollution and traffic.

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Commissioner LeBlanc echoed Commissioner Foley and added that he felt the impact to the neighborhood was too large.

Commissioner Wagner commented that he would be concerned about a lawsuit either way and questioned if the Commission could apply subdivision regulations when denying the application.

Chairman Pacekonis commented that the Commission would hold a special meeting on December 7 for a final decision.

BONDS: Callings/Reductions/Settings

Appl. 18-37P TOSW Eli Terry E&S Bond in the amount of \$15,000 reducing by \$15,000 with a balance of zero. And 18-37P TOSW Eli Terry Stormwater Bond in the amount of \$25,000 reducing by \$25,000 with a balance of zero.

Commissioner Dexter motioned to approve the reduction of the above bonds. Commissioner Wagner seconded the motion. Roll call was held. The motion passed unanimously

Appl. 17-04P Estates at SW E&S Bond in the amount of \$50,000 reducing by \$50,000 with a balance of zero.

Commissioner Dexter motioned to approve the reduction of the above bond. Commissioner LeBlanc seconded the motion. Roll call was held. The motion passed unanimously

Appl. 19-56W Costco Stormwater Bond in the amount of \$50,000 reducing by \$50,000 with a balance of zero.

Commissioner Dexter motioned to approve the reduction of the above bond. Commissioner Cavagnaro seconded the motion. Roll call was held. The motion passed unanimously

MINUTES: 9/28/21, 10/12/21, 10/26/21, 11/9/21, 11/16/21- Accepted by consensus.

OLD BUSINESS:

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-52P Greenskies Clean Energy, LLC** – request for a site plan modification for the construction of a carport solar photovoltaic facility at the South Winsor Police Department, located at 151 Sand Hill Drive, RR zone (Applicant requests staff approval in accordance with Section 8.6)
2. **Appl. 21-53P Miller Heights Subdivision** - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot, on property located at 73 Miller Road, AA-30 zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

Meeting adjourned at 10:35pm.

Respectfully Submitted,

Caitlin O’Neil, Recording Secretary