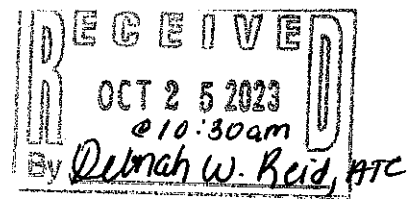


TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION



MINUTES

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SEPTEMBER 26, 2023

MEMBERS PRESENT: Stephen Wagner, Bart Pacekonis, Robert Vetere, Alan Cavagnaro, Kevin Foley, Michael LeBlanc (left at 9:46 p.m.), Stephanie Dexter

ALTERNATES PRESENT: Carolyn Carey

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

PLEDGE OF ALLEGIANCE

REGULAR MEETING

CALL TO ORDER: Chair Pacekonis called the meeting to order at 7:00 p.m.

PUBLIC PARTICIPATION: None

MINUTES: 9/12/23

The minutes were approved by consensus.

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

1. **Appl 23-33P, Pete's RV T & C Renewal** – request for a renewal of a 2-year temporary and conditional permit (Section 2.13.a) for storage of up to 35 RV campers, on property located at 395 John Fitch Boulevard, GC zone

David A. Goold presented the application. He said the use of the property had not changed since it was last before the Commission.

Director of Planning Michele Lipe provided the Planning report.

1. A request for renewal of a two-year temporary and conditional permit for the storage of campers on approximately .5 acres, on property located at 395 John Fitch Boulevard (northerly side of Chapel Road), General Commercial zone.
2. The original permit was approved on July 9, 2019.
3. The applicant stores up to 35 campers (approx. 12 X 30 in size) on the site. This site is adjacent to Pete's RV parking.
4. Sales and storage of recreational vehicles are allowed in the General Commercial zone when associated with a business. (GC is the zone in which the main Pete's RV sales facility is located. The applicant utilizes a golf cart between the two facilities to allow customers to see the RV's without having to go back out onto Route 5.
5. The site is currently vacant and historically had an automotive use. There is an existing driveway into the site which is not being used.
6. The wording of the T & C permit regulation states "Temporary and conditional permits may be granted by the Commission for a period not to exceed two years. Such approval may be given after a Public Hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."

If this application is approved, there are no planning modifications requested.

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

1. The storage area is limited to 35 campers and must be accessed through the adjacent lot to the north.

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2. The Temporary and Condition permit will expire on 9/19/25 and will have to be renewed at that time if the use is to continue.

Commissioner Wagner seconded the motion. The motion passed unanimously.

Commissioner Foley made a motion to move Appl 23-35P, South Windsor Entertainment T & C Renewal, to item 2 under New Business. Commissioner Vetere seconded the motion. The motion passed unanimously.

2. **Appl 23-35P – South Windsor Entertainment T & C Renewal** – request for renewal of a two-year temporary and conditional permit to operate a haunted walk known as Nightmare Acres, at Nomad’s Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governors Highway, I zone

Craig D. Nation presented the application. He said there have been no changes since the permit was last renewed, but he will need to work with the Police Department on a crosswalk.

Director of Planning Michele Lipe provided the Planning report.

1. Request for renewal of a two-year temporary and conditional permit to operate a “Haunted Walk” on property located at 240 Governor’s Highway, I zone. This will be the 7th season.
2. The event will run from September 30th through November 4th with the hours of operation for the haunted walk on Friday, Saturdays and Sundays starting at 7 PM – 11PM (or when the crowds are gone).
3. Parking for the event will be onsite with overflow parking on the property directly across the street at 195 Governors Highway. Portable lighting is proposed to be used and other measures include security parking attendant.
4. The applicant is again requesting a permit to offer beer and wine for sale per state requirements under their permit for Nomads. A temporary event permit will be required from the Health Department.
5. The wording of the T & C permit regulation is that, “Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use.”

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

1. The two-year temporary and condition permit for the Haunted Walk will expire on September 26, 2025 (2 year max).
2. Adequate night time lighting shall be added to ensure patron safety. When off-site parking is being utilized, security personnel must be present to cross patrons.
3. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.
4. A food permit is required from the Health Department for the sale of beer and wine.

Commissioner Cavagnaro seconded the motion. The motion passed unanimously.

3. **Appl 23-26P, Longleaf Developers, LLC**– request for site plan approval for a 165-unit residential development to be called “The Residences at Evergreen Walk,” on approx. 31.6 ac [portion of 151

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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 Peter Alter, Alter & Pearson, LLC, represented the applicant. Also presenting the application were Jim Cassidy, PE, Hallisey, Pearson & Cassidy, and Howard Rappaport, Principal, Continental Properties. The applicant team presented **Exhibit A**.

Attorney Alter noted that in 2022, the Commission had approved a text amendment to the Gateway Zone regulations, along with a general plan of development. Since then, some changes have been made to the arrangement of the proposed buildings based on feedback from the public, but the mix of units and the general layout have not changed. He noted that the IWA/CC approved the project and the ADRC forwarded a favorable review. The complex would be served by public water and sewer, both of which have adequate capacity. It would contain adaptable accessible units, served by elevators, with 21 affordable units.

In response to concerns that had been expressed about ambiguity in the language of the previous application, Attorney Alter suggested a condition of approval that no more than 45 certificates of occupancy shall be issued for the cottage-style units until certificates of occupancy have been issued for buildings 10 and 11, containing the affordable units. He noted that unit numbers have been added to the building plans to correct a prior oversight. In response to questions that had been posed about tenant responsibility, he said all tenants would be bound by the same lease, with some additional paragraphs in the lease agreements for the affordable units. All tenants would be responsible for any damage they cause to the units, but the landlord would be responsible for regular maintenance and upkeep. The affordable units would be identical to the market-rate units, with the same appliances. He explained the application process for the affordable units and said their tenants would be required to re-qualify every year.

Jim Cassidy showed a photo of the site, which consists largely of an open meadow, and said there is currently a temporary drainage swale from Evergreen Walk to the stormwater management basins. The perimeter is wooded and the site is surrounded by wetlands. The development would include cottage-style buildings, which would each have 5-10 units, around the outside edge. There would be a clubhouse off the turnaround at the entrance of the site. The site plan has been updated to move the two four-story buildings toward the center of the development, for a total of 90 cottage-style and 75 multi-family units. Each of the cottage-style units would have dedicated garage and driveway spaces, with 6-8 visitor parking spaces at the end of each driveway. Most parking for the complex would surround the clubhouse, for a total of 369 spaces, including 8 ADA spaces throughout the site. Per the regulations, the site would include a total of 20 EV and EV-ready spaces; the garages would also be equipped to become EV ready.

Cassidy showed the locations of the wetlands and the required open space, including trails and an outdoor amenity area. A sewer main currently runs through the westerly side of the site; he showed the locations of the new gravity mains that would be added. The water system would form a continuous loop around the roads. An additional road connection for emergency services has been added to the plans. The existing temporary drainage swale would be eliminated, and a new 48" line would be added with an outlet at the far south end of the detention basin; additional landscaping and a berm would be added to the basin. A series of rain gardens would also be added around the perimeter and in the center of the complex. Cassidy explained how the drainage systems would collect stormwater runoff.

Cassidy noted the woodchip path off Long Leaf Lane and said the trail system would be maintained as a recreation area, with some enhancements. The development would include a sidewalk system around the inside road perimeter, with a connection to the Evergreen Walk shops. There would be a bike share area in the amenity space and a bike rack area in the corner of the parking lot. He showed the locations of other pathways

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connecting to the development. He noted the lighting plan submitted with the application and said light would not spill onto the adjoining properties; the development would use period-style fixtures similar to those at Tempo, the nearby apartment complex also developed by Continental Properties. He outlined the landscaping plan and showed photographs of the plants to be added.

Cassidy discussed changes that were made based on comments received on the previous plans, including renumbering the buildings. He noted that the clubhouse would have accessible restrooms and showed the floor plan of the clubhouse, saying the nearby storage area cannot be accessed from inside the building. One EV charging space would be accessible, and a second one could be made accessible if necessary.

Howard Rappaport gave a brief overview of Continental Properties' developments in Connecticut. The objective of this application is to create an aesthetically pleasing residential community distinct from Tempo that complements the style of the adjacent buildings. He reviewed the changes to the site plan and said most of the residential units would be in the cottage-style buildings, which would not have common interior hallways or stairs. He also noted the two four-story buildings, one with 38 units and one with 37, which would both have elevators and lobbies.

Rappaport spoke about the desire to build a sense of community with spaces for residents to gather. The 165 units would be a mix of 1- and 2-bedroom units. The clubhouse would include a clubroom, catering kitchen, and fitness center, and the complex would have an outdoor pool with cabanas and firepits. He emphasized the walkability and sustainability of the proposed development. The elevations incorporate articulated façades and roof lines with a mix of materials, which he listed. The affordable units would be in the buildings with elevators and could be ADA accessible.

Director of Planning Michele Lipe provided the Planning report.

1. This is a request for site plan approval of an 165-unit residential development to be called "The Residences at Evergreen Walk," on approx. 31.6-ac. portion of 151 Buckland Road within "Evergreen Walk" known as Unit 7C, Buckland Road Gateway Development Zone.
2. The applicant received General Plan and Special Exception approval for the 165 housing units, including 21 affordable housing units, in June of 2022. The PZC made the approval subject to the following:
 - An Affordability Plan shall be submitted for the administration of the affordable units created through Section 4.2.15(A)(2)(e) of the zoning regulation
 - Sidewalk network and bike racks, with connections to existing sidewalks shall be included on the site plan; an interconnection to the existing apartment shall be accommodated.
3. The applicant has submitted the affordability plan in accordance with the recently adopted requirements of Section 2.24.4 Affordability Plan in Compliance with Section 8-30G. Encompassed with the documents is the specifics related to the General plan/Special exception approval which include:
 - 12.7% of the total number of dwelling units (i.e., 21 dwelling units) reserved for occupancy by families earning 80% or less than the area median income (AMI).
 - The 21 affordable dwelling include 13 two bedrooms and 8 one bedrooms.
 - The deed restriction for affordability of the 21 dwelling units is 40 years.
4. This document also includes has a sample calculation of the rents. Schedule A – provides specifics of the finishes of the unit's types, Schedule B – designate the Affordable units by type, Schedule C and D – document the application process and Schedule E is sample of Affordable lease rider. It will be owner's responsibility to maintain the affordability of the units.

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5. Another requirement of the previous approval was the allowance of vinyl clapboard siding as an acceptable exterior building material 36 inches from the ground. The architectural drawings demonstrate the proposed materials.
6. 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. In the recent past, the berm was constructed along the south westerly property boundary and a detailed landscaping plan has been provided specifying the specific species of trees and plants with sizes proposed.
7. Other landscaping on the site includes over 200 street and ornamental trees, along with foundation plantings around the building. The site lighting will be decorative residential scale in nature and similar to other lighting within Evergreen Walk.
8. 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 with the clubhouse and pool facility, sidewalk connections throughout the site, completion of and access to the 3,500-foot trail around the western perimeter of the Evergreen Walk site. For the trail, there will be two access points to the trail system.
9. Some other amenities include an on-site include a bike-share program, and bike rack on site. The pedestrian access on this site will have sidewalk linkages into the existing Tempo project and the existing sidewalks along Longleaf Lane. The plans also show a road connection between the two developments as requested by staff.
10. The parking requirement for this use is 1.75 spaces per unit – requiring a total of 289 spaces. The applicant is providing 92 garage spaces with 197 additional spaces around the site (driveways and parking areas). Each unit with a garage will have an EV charger installed. Based on our regulations, 6 EV spaces are required to be installed and additional 14 spaces are required to be EV ready.
11. The Architecture and Design Review Committee reviewed the details of the project on September 7. The committee discussed the proposal. They did have one suggestion for the larger of the two was pleased with the designs and materials presented and forwarded a favorable recommendation.
12. There are regulated wetlands on the site in the vicinity of the apartments. The IWA/CC approved the application on with the requirement of a \$30,000 E and S, \$50,000 stormwater structures and \$25,000 wetlands mitigation.
13. Public water and sewer are available. WPCA approval will be required as well as approval from CT Water for the water main extension.

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

Town Engineer Jeffrey Doolittle said the road network near the emergency connection to Tempo is too steep, with some sharp curves. He would like to ensure the storm drainage and sanitary utilities are clearly labeled and that the electric, gas, phone, and cable lines are visible on the plans. The application would need to be reviewed by the Water Pollution Control Authority for approval.

The Chair noted 15 letters in support of the application, and one with concerns, that had been received. He then asked for Commission questions and comments.

Commissioner Cavagnaro asked about the rents listed on pages 7 and 8 of the Affordable Housing Plan. Attorney Alter said these pages illustrate how rents are calculated, though the numbers change every year based on the area median income. Rappaport said the market-rate units would be subject to market conditions by the time the development is built. Commissioner Cavagnaro asked how many trees would be planted and taken down. Cassidy said the site is currently clear aside from some shrub growth; no trees would be cleared and around 204 trees and 1,000 shrubs would be planted. Commissioner Cavagnaro asked if lights would be on at night. Attorney Alter said the lighting system would be on timers, and all lights would be Dark Sky compliant.

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The lighting would mostly be near parking areas and paths to doorways. Security cameras are not currently part of the plan. He confirmed that there would be more than one bike rack.

Commissioner Vetere asked if any of the 90 garages would be attached to the 4-story buildings. Attorney Alter said the garages are only for the cottage-style units, with each unit having direct and exclusive access to its garage. Commissioner Vetere asked about the verification process for the affordable units. Attorney Alter said residents would need to submit their tax returns every year to verify that they meet the income requirements. The 21 affordable units would be dispersed throughout the two buildings and would be indistinguishable from the market-rate units.

Commissioner Foley requested that the pathways consist of processed aggregate or a similar material rather than woodchips or mown paths. Cassidy and Michele Lipe noted that the trail system was recently turned over to the Evergreen Walk association, which will oversee its maintenance. Attorney Alter said the IWA/CC had requested that woodchips be used for the trail because it passes through wetlands. In response to other questions from Commissioner Foley, Rappaport said the bike share would be accessible only to residents and that the architectural plans are to be revised to include a 3' base of stone below the vinyl siding.

Commissioner Wagner asked the applicant to expand on the suggested condition of approval regarding the certificates of occupancy. He also asked about the placement of the EV charging spaces. Cassidy said the current plans have installed spaces near the clubhouse and EV-ready spaces near the buildings; he suggested a condition of approval for each post to have two outlets. The office staff would work in the clubhouse. Rappaport said the intention is for the EV spaces to be open only to residents and that there are currently no plans for solar power, though the team will look into this possibility during development of the construction drawings. Commissioner Wagner asked that the affordability plan specify that the affordable units would have the same appliances as the market-rate ones. He asked what would happen if a tenant of an affordable unit is no longer eligible. Rappaport said Continental would attempt to locate a market-rate unit that would suit that tenant; the rent would typically be about 50% higher.

Commissioner Dexter asked whether any enforcement action would take place if an applicant who qualified for an affordable unit got married and did not notify management. Rappaport said there is no specific enforcement, but the developer is required to certify to the Town each year that they have gone through the steps delineated in the Affordable Housing Plan. Inspections would take place to enforce any issues relating to subletting.

Commissioner LeBlanc noted the sidewalk loop around the buildings in the center and said the buildings on the left side are not well connected to the sidewalks. He said the Town is increasing sidewalk installation efforts and he feels these buildings should be more connected. The trail system was a selling point for Tempo, and he said it needs to be maintained more often, expressing concern about washouts from potential flood events if it is not maintained. Cassidy said the developers will keep an eye on the trail maintenance and work with Town staff on a sidewalk connection.

Commissioner Carey asked where snow would be placed during plowing. Cassidy said snow would be piled around the perimeter of the driveways and road system, which would not affect parking spaces.

Chair Pacekonis asked about the island near the entrance to the complex, which has one-way traffic around the section in front of the clubhouse and two-way traffic around the rest. Cassidy said the one-way portion is wide enough to allow vehicles to turn around and pull over. Chair Pacekonis suggested adding signage to instruct drivers. He asked how people would distinguish the path in the southwest corner if it is topped with mown grass; Cassidy said that section of the path would be changed from mown grass to woodchips. Lipe said she has requested a copy of the association's maintenance schedule. Cassidy confirmed that the spaces in front of the

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garages would be tenant parking spaces and showed where the development would connect to Tempo. He said he would be willing to look into a connection with the end of the Tempo sidewalk.

Chair Pacekonis asked about drainage from the gutters near the garages. Cassidy said some would drain into an underground system and others would connect to the catch basin in front. Chair Pacekonis asked about the accessibility of the units. Rappaport said the first-floor cottage-style units can be made handicapped adaptable, but the garage is too narrow and a resident with a disability would use the driveway space. All units in the two 4-story buildings would be handicapped adaptable, and per building code requirements, 17 of these would be accessible, with lower countertops, grab bars, and other features. The elevators would be large enough to carry furniture. Chair Pacekonis suggested adding signs instructing that snow should not be placed in the stormwater basins or rain gardens. He asked about the height of the fencing on top of the retaining wall; Cassidy said a wall at least 3' high would require a 4' high fence.

Chair Pacekonis asked Cassidy to show the locations of the bike racks. Cassidy said visitors to the cottage units would park in the garage area. Chair Pacekonis suggested adding additional bike racks at the northern end of the development and asked what trucks could safely maneuver through the complex. Cassidy said the complex was designed to accommodate a SU-30. Lipe said the Fire Marshal has not expressed concern about the plans; Chair Pacekonis requested that he put his approval in writing. He asked about time limits at the EV stations. Rappaport said the charging stations at Tempo have a two-hour limit; Jessica Cardona, Community Manager of Tempo, explained how the EV station at Tempo is monitored.

Chair Pacekonis pointed out conflicts between the lighting and trees in several places on the plan. Cassidy expressed a willingness to work with Town staff on this issue. Rappaport estimated that the complex would take 24-30 months to build; it would likely be closer to 3 months between the start of construction on the first units and the affordable units. The 4-story buildings would take longer to build than the cottage-style buildings. Rappaport agreed to an approval condition that the 38-unit building be built at the same time as the clubhouse and the first cottage-style building. Lipe said the developer would be required to submit an affordable housing compliance report to the Town annually; it would be public information under FOI.

Chair Pacekonis asked about the northeast peninsula, which Cassidy said would not be disturbed by the development. Chair Pacekonis asked if there would be a designated space for outdoor play. Cardona said the development would be marketed as being close to Nevers Park, but ball play would be prohibited in common areas such as the center green, and there is no designated park area in the complex. Chair Pacekonis stressed the importance of having spaces for children to play. Cassidy said there is an open area along the edge of the walking trail. He agreed to an approval condition to specify common areas safe for children to play.

Commissioner Carey asked where the school bus stop would be for the complex. Cassidy said it would likely be near the circle turnaround and agreed to work with the Board of Education to locate the bus stop.

Commissioner Wagner said he does not think the trail system is designed for bikes. Cassidy said the bike rack near the head of the trail system would allow riders would have a place to put their bikes before walking the trails. Commissioner Wagner asked if a ladder truck could navigate the complex. Doolittle said ladder trucks turn more easily than other fire trucks.

Recording Secretary Joshua Stern noted that six of the 15 letters in favor of the application had been distributed to the Chair and Secretary but not the rest of the Commission. The applicant waived the reading of these letters into the record. It was noted that all were in favor of the project for similar reasons, and many were from current Tempo residents.

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Commissioner Cavagnaro asked if the eight parking spots between buildings 7 and 9 could be converted to a park area. Attorney Alter said these parking spaces would be beneficial for guests, and he would prefer that the applicant work with staff on the possibility of creating additional space in the southwest corner.

Commissioner Wagner made a motion to approve the application with the following modifications:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. 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 \$50,000 to ensure establishment of storm water system and \$25,000 to insure proper installation, follow-up inspection and maintenance of mitigation measures.
4. 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.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
13. Engineering comments dated 8-31-23 as revised 9-26-23 must be incorporated into the final plans.
14. An executed copy of the Affordability Plan shall be submitted prior to the issuance of a building permit.
15. No more than 45 Certificates of Occupancy shall be issued for the cottage style units until Certificates of Occupancy for Buildings 3 and 12 are issued.
16. Two installed active EV chargers are to be located at each of the three EV charging locations.
17. A floor plan identifying the affordable units is to be submitted to illustrate the distribution of the affordable units throughout the two 4-story buildings.
18. The affordability plan document shall indicate that the appliances in the affordable units will be the same as all other units.
19. A sidewalk connection shall be added to connect the building in the southwest area of the site. The applicant will work with Town staff on this connection.
20. Additional signage shall be installed at the entrance to direct traffic flow.
21. The final path shall be a woodchip path, not mowed as shown on the plans.
22. All architectural plans shall show a 36" base of fieldstone or other material.
23. The Fire Marshal shall review the layout for all fire vehicles to ensure their ability to navigate the site.
24. The 38-unit building shall be the first residential building applied for, though the clubhouse may proceed it.
25. A common area for children to play shall be designated on the plans.
26. The applicant shall work with the Board of Education to finalize a school bus stop location.
27. The applicant shall work with Town staff to coordinate any street lighting conflicts with proposed trees.

Seconded by Commissioner Vetere. Motion passed unanimously.

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4. Appl 20-48P, Barry Equipment – Change order for outdoor equipment display

Peter DeMallie, Design Professionals, Inc., said that three years ago, the Commission approved a renovation of the building at 1608 John Fitch Boulevard, including a 5,000-sf addition in the back, for Barry Equipment. A display area was requested in the front. The applicant would now like to add an irrigation system in front of the building. The approved plans included millings to allow equipment to be moved to the display area; the applicant would like instead to add a millings driveway in the back so the front would contain landscaping only. A gated enclosure with slats would screen the rear area. The proposal would reduce the display area by 400 sf. The applicant would also like to remove the Norway Maple, an invasive species, and replace it with two autumn blaze red maples.

Commissioner LeBlanc left the meeting at 9:46 p.m. and Alternate Commissioner Carey was seated.

Director of Planning Michele Lipe noted that the Commission had limited the height of any equipment stored outdoors to 12'. She handed out pictures of the front of the building.

Chair Pacekonis said the applicant had originally intended to leave trees behind the building, but some of them are now gone; the entire back area used to be wooded. He said Norway Maples make up the largest percentage of shade trees in Connecticut and, while they are an invasive species, there is no removal order in place; this tree appears healthiest, and he does not support eliminating it to expand the already large outdoor storage area. The Commission discussed the possibility of relocating the tree, with Commissioner Foley concurring that the tree is healthy where it is.

DeMallie, Glen Martin of Design Professionals, Inc., and the Commission discussed options for the millings and storage area, with Commissioner Foley saying he generally finds equipment displays unnecessary. Commissioner Foley proposed that the radius of the millings be 2' from the drip line. A small dogwood at the end of the sidewalk is also proposed to be eliminated.

It was the consensus of the Commission to approve the change order with minor changes as discussed, specifically saving the 12" Norway Maple and protecting it 2' beyond the drip line.

Commissioner Wagner made a motion to extend the meeting to no later than 10:20 p.m. Commissioner Cavagnaro seconded the motion. The motion was called. The motion passed 6:1:0 with Commissioners Cavagnaro, Vetere, Wagner, Dexter, Carey, and Chair Pacekonis in favor and Commissioner Foley opposed.

BONDS: Callings/Reductions/Settings

| <u>Subdivision Bond</u> | <i>AMOUNT</i> | <i>REDUCTION</i> | <i>BALANCE</i> |
|------------------------------------|----------------------|-------------------------|-----------------------|
| 21-39P, Kilkenney Heights II | \$920,000 | \$663,000 | \$256,100 |
| 12-28P, Nutmeg Village Subdivision | \$37,500 | \$33,750 | \$3,750 |

Commissioner Cavagnaro made a motion to reduce the Subdivision bond for Appl 21-39P. Commissioner Dexter seconded the motion. The motion passed unanimously.

Commissioner Cavagnaro made a motion to reduce the Subdivision bond for Appl 12-28P. Commissioner Dexter seconded the motion. The motion passed unanimously.

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OLD BUSINESS: None

APPLICATIONS OFFICIALLY RECEIVED:

Appl 23-36P, Town of South Windsor Pollution Control – request for site plan modification for minor improvements and upgrades to the existing pump station located at 565 Pleasant Valley Road, A-20 zone (Applicant requests staff approval in accordance with Section 8.6)

Appl 23-37P, Town of South Windsor Pollution Control – request for site plan modification for minor improvements and upgrades to the existing pump station located at 450 Clark Street, RR and FP zone (Applicant requests staff approval in accordance with Section 8.6)

Appl 23-38P, Town of South Windsor Pollution Control – request for site plan modification for minor improvements and upgrades to the existing pump station located at 455 Benedict Drive, A-20 zone (Applicant requests staff approval in accordance with Section 8.6)

Appl. 23-40P, Lovett Major Home Occupation Renewal dba Pleasant Valley Landscaping – request for a 5-year renewal of a landscaping major home occupation, on property located at 44 West Road, RR zone

Appl 23-41P, Scannell Properties #644, LLC – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone

OTHER BUSINESS:

Michele Lipe said an application was received for a new gas station in the former location of the Mobil station on Oakland Road. She has requested a site plan and to meet with the applicant regarding the use of tanks, but no new zoning approvals are required.

CORRESPONDENCE/REPORTS: None

ADJOURNMENT

Commissioner Cavagnaro motioned to adjourn. Commissioner Dexter seconded the motion. The motion passed unanimously.

The meeting adjourned at 10:09 p.m.

Respectfully Submitted,

Joshua Stern, Recording Secretary