



10:15 am

MINUTES

**ECONOMIC DEVELOPMENT COMMISSION
MADDEN ROOM
SOUTH WINDSOR TOWN HALL**

**REGULAR MEETING
WEDNESDAY, July 28, 2021
TIME: 7:00 P.M.**

PRESENT: Chairperson Paul Burnham, Joseph Kennedy, Louise Neary, Susan Burnham, Scott Kelley, Alternates Victor Dorobantu (sat for James Murray) and Mindy Lewis (sat for David Marsh)

ABSENT: James Murray, David Marsh, Linda Jeski, Bill Jodice, Edwina Futtner, and Alternates Robert Burns and Wayne Kilburn

ALSO PRESENT: Asst. Town Manager Scott Roberts

1. **Call Meeting to Order:** Chairperson P. Burnham called the meeting to order at 7:02pm
2. **Roll Call:** The above-mentioned members were introduced.
3. **Public Participation:** None
4. **Special Presentation**

(a) UW Vintage Lane II LLC, Bob Urso - 475 Governor's Highway: Peter DeMaillie Design Professionals, introduced the project at 25 Talbot Lane, formerly Carla's Pasta, Bob Urso, and Brad Wainman. Mr. Wainman gave an overview of the project and its financial impact. Trucks will access and exit the site via Talbot Lane and continue to Governors Hwy. A 360,000 sq ft building will be constructed but the site will not be maximized. An additional 50' buffer between residential neighbors will be in place, which is more than is required. New plantings will be placed along a new 6' berm in an effort to minimize the impact to neighbors. The sitework will also keep the building's visual impact low, except for on Talbot Lane. Car and truck parking areas are separated and truck parking will be far from residential neighbors. The truck lot will have lighting for night visibility/security. Chairperson P. Burnham asked about the catch basin and if a plan to minimize flooding into residential neighbors is included. Mr. Wainman explained that water will be directed into the basin, then into the detention pond, then into the CT River instead of into the Podunk River. Chairperson P. Burnham asked about the truck entrance/exit and if their headlights will be shining into the neighborhood and Mr. Wainman replied that the berm will help, along with the treeline to minimize impact. Mr. Wainman stated that he doesn't know what the tenant's specific use will be. Commissioner Kelley expressed concern about the hours of use and Mr. Wainman replied that because the site user has not yet been identified some information isn't known. Commissioner Lewis asked how many trucks will be accessing the site and Mr. Wainman responded that the impact of the car and truck traffic won't impact the intersection. Results of a recent study of the intersection determined that about 60 trucks per day could be managed. Commissioner Jeski asked about the height of the building and Mr. Wainman replied that it will be 60' high and designed for use as a warehouse or light manufacturing. Mr. Wainman reported that South Windsor, located north of Hartford, allows trucks to travel 5 hrs out/5 hrs back to many locations within that radius which keeps drivers in

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