

**MINUTES**  
**TOWN PLANNING AND ZONING COMMISSION**  
**April 14, 2020**  
**7:00 P.M. ONLINE VIRTUAL MEETING**  
**275 BROAD STREET WINDSOR, CT**

***Zoom instructions***

***Dialing in by Phone only:***

1. Please call: **1-646-558-8656**
2. When prompted for participant or meeting ID enter: **815-775-161** then press #
3. You will then enter the meeting muted. During Public Comment if you wish to speak press \*9 to raise your hand.

***Joining in Computer:***

1. Please go to the following link: <https://zoom.us/j/815775161>
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3. Only if your computer has a microphone for two way communication, then during Public comment if you wish to speak press **Raise Hand** in the webinar control. If you do not have a microphone you will need to call in on a phone in order to speak
4. During public comments if you do not wish to speak you may type your comments into the Q&A feature.

**Present: Commissioners Mips, Levine, Correia, Smith, and Alternate Commissioner Harvey. Alternate Commissioner Jaggon and Alternate Commissioner Ferraina were present, but not seated. Alternate Commissioner Harvey was seated for Commissioner Profe.**

**Also Present: Town Planner Barz, Assistant Town Planner Sealy and Recording Secretary Lisa Ozaki.**

**I. NEW BUSINESS**

Commissioner Mips opened the meeting at 7:00 p.m.

**A. Public Communications and Petitions (five-minute time limit per person) –**

Assistant Town Planner Sealy addressed the public on how to participate in Public Comments.

Town Planner Barz stated that there were questions from Sandra Cruz-Serrano regarding an application which would be addressed during the public hearing portion of the meeting.

**B. Communications and Petitions from the Town Planning and Zoning Commission – None**

**C. Zoning Enforcement Officer's Report – None**

**D. CGS § 8-24 Referral Requests – None**

**E. Pre-Application Scrutiny - None**

**F. Re-Approvals/Revisions/Extensions – None**

**G. Site Plans**

**1. Site Plan – 1 Joseph Lane & 1201 Kennedy Road, Distribution Center, Section 8.6x, I Zone, SPA Properties, LLC (to be heard in conjunction with item V.3 Special Use)**

**2. Site Plan – 4 Batchelder Road, NEO Theater, NZ Zone, Loomis Chaffee Institute**

**Assistant Town Planner Sealy stated that he has promoted the following to panelists to present the application:**

**Dan Kroeber, Dennis Sagiev, Brian Kaye and Lance Hall.**

Dan Kroeber, Civil Engineer from Milone and MacBroom was present and addressed the Commission. Mr. Kroeber shared a presentation with the Commission. The NEO Theater will be located on the south side of the Loomis Chaffee Campus.

Dennis Sagiev, Architect from Robert M. Stern Associates was present and addressed the Commission. Mr. Sagiev stated that the theater would be enlarged up to 200 seats, which would also include storage, a black box classroom, and a dance studio. Demolition of the housekeeping building to the right of the theater would provide a wider footprint for the theater.

Mr. Kroeber stated that a storm water report was provided to the Engineering Department which one minor comment needed to be addressed to meet the town requirements. Erosion and sediment control measures would be put into place before construction.

Brian Kaye, Landscape Architect from Milone and MacBroom stated that there will be trees planted in front of the building and there will be standard foundation plantings with hardy shrubs.

Mr. Sagiev gave an interior overview of the theater to the Commission.

Commissioner Mips asked if the Engineering comments will be addressed before final approval. Mr. Kroeber stated that a revised set of documents was sent to the Engineering Department to be reviewed.

Assistant Town Planner Sealy stated that there were no staff comments.

Lance Hall, Director of the Physical Plant from Loomis Chaffee thanked the Commission for all their work and appreciated them taking the time during this difficult period.

**Motion: Commissioner Levine moved to approval of the Site Plan – 4 Batchelder Road, NEO Theater, NZ Zone, Loomis Chaffee Institute subject to the following conditions:**

- 1. Final staff review.**

**Commissioner Smith seconded the motion and it passed unanimously, 5-0-0.**

## **Minutes**

- 1. March 10, 2020**

**Motion: Commissioner Levine moved to approve the minutes as amended.**

**Commissioner Smith seconded the motion and it passed unanimously, 5-0-0.**

## **II. MISCELLANEOUS**

- 1. Zoning Practice – March 2020**

## **III. PLANNER’S REPORT**

- 1. Update on recent development.**

Town Planner Barz stated that there was none at this time.

## **IV. BUSINESS MEETING**

### **A. Continuation of New Business – None**

### **B. Application Acceptance**

- 1. Special Use – 103 Dudley Town Road, 2 Greenhouses, Section 4.5.16, Casales**
- 2. Subdivision – 357 Rainbow Road, 4 lots, R11/AG, The Connecticut Light & Power Company**
- 3. Special Use – 244 Bloomfield Ave., Yoga Meditation Center, Section 8.6e, I Zone, Olivares**
- 4. Text Amendment – Section 2.2, 8.6Y, Cody**

Town Planner Barz stated that item #4 should be scheduled for the June 9, 2020 meeting.

**Assistant Town Planner Sealy stated that there was a Q&A from Kris McKelvie:**

Kris McKelvie from Habitat for Humanity present. Available to answer questions regarding application for subdivision at 357 Rainbow Road later in this meeting.

Assistant Town Planner Sealy indicated that there is no public meeting at this time and we are just accepting the application for a public hearing at the time and Mr. McKelvie can speak at the next regularly scheduled meeting on May 12, 2020.

The Commission directed that the above items 1-3 to be scheduled for public hearing at the next regular Planning and Zoning Commission meeting May 12, 2020 and that the above item 4 to be scheduled for public hearing at the Planning and Zoning Commission meeting for June 9, 2020.

**C. Old Business – None**

**V. PUBLIC HEARINGS**

- 1. Text Amendment to Zoning Regulations and the Great Pond Form-Based Code, Zoning Regulations Section 13.2.8B(1) & Form-Based Code 2.2.1, 2.3.4, 2.3.5 & 5.4, Table 5.2, 7.2.1, Alford Associates, LLC**

**Assistant Town Planner Sealy stated that he has promoted the following to panelists for this application:**

**Wilson Alford Jr and Attorney David Sherwood.**

Commissioner Levine stated that Attorney Hollister indicated in this letter dated April 13, 2020 that Attorney Fitzgerald's letter from April 9, 2020 should be read into record.

Wilson Alford Jr., Engineer from Alford Associates, LLC representing the Real Group was present and explained the matter has been reviewed by the Town Attorney Fitzgerald.

**Assistant Town Planner Sealy stated that he has promoted the following to panelists:  
Town Attorney Tim Fitzgerald**

Commissioner Levine read Attorney Tim Fitzgerald's letter dated April 9, 2020.

Atty. Sherwood stated that he is here to answer questions. He believed the legal issues have been argued and it is now up to the Commission to proceed.

Town Planner Barz stated that there is a clean slate here. The text amendment before the Commission will allow a change in the type of buildings allowed in Great Pond and would apply in the existing Great Pond, the north side of Day Hill Road, and south of Day Hill Road in the ED Zone. Town Planner Barz stated that this is not an application for a development, but an enabling regulation that would allow development to go forward.

Town Planner Barz explained that the Commission has to determine if these changes are appropriate for Great Pond.

**Assistant Town Planner Sealy stated that he has promoted the following to panelists:  
Attorney Tim Hollister**

Atty. Tim Hollister was present and addressed the Commission. Atty. Hollister asked Commissioner Ferraina if he was related to anyone at the Real Group. Commissioner Mips stated that he is, but Commissioner Ferraina is an alternate who is not seated tonight.

Atty. Hollister read his letter dated April 13, 2020. Atty. Hollister thanked the Commission.

Public Comments:

**Assistant Town Planner Sealy stated that for the record he has promoted the following to panelists: Bill Finger**

Bill Finger, from East Pointe LLC, who is the Developer of the Preserve at Great Pond, which is a multifamily development under construction. Mr. Finger gave an overview about Great Pond Village and the from-based code regarding how all multifamily development would take place on the north side of Day Hill Road. Mr. Finger noted that Great Pond Village followed the POCD for multifamily in the Town of Windsor, that which limited it to the north side of Day Hill Road. Mr. Finger stated that he opposed this text amendment application.

**Assistant Town Planner Sealy stated that there was a Q&A from Lisa Bress stating:**

There was a technical difficulty and the last sentence from Mr. Hollister's statement was not heard. Can he reread?

Atty. Hollister reread the sentence into the record.

Town Planner Barz asked Town Attorney Fitzgerald if he had a response to Atty. Hollister's comments. Atty. Fitzgerald stated that he doesn't believe the representation was expressed the way Atty. Hollister believed it was. Atty. Fitzgerald noted that he looked up the concept of estoppel and land use decision making and believes none of that applies here. Atty. Fitzgerald stated that he understands why Winstanley felt misled, but doesn't believe it applies to withdrawal of the February 2019 approval.

Town Planner Barz asked if a clean slate is in force tonight, or are there remnants of previous approvals that they are building on. Atty. Fitzgerald stated that the Commission's approval from February 2019 is in effect. Town Planner Barz stated that tonight's amendment is to change the form of buildings to build on that previous approval. Atty. Fitzgerald stated that is correct. Town Planner Barz explained the Commission's options to them. Atty. Fitzgerald stated that the May 2019 approval is still under appeal, but that is different than what Town Planner Barz is referring to.

Atty. Sherwood stated that if the Commission and Atty. Hollister reviewed the meeting minutes from December 10, 2019, that Atty. Diane Whitney made a completely separate set of amendments. Atty. Sherwood explained that at great lengths he noted that amendments that had been approved from September 2018 were not incorporated into the form-based

code. Atty. Sherwood stated that there was no misleading, no appealing, and wanted to go on the record that we said exactly what we said.

Commissioner Mips stated if she understood this correctly, if this is not approved tonight, the applicant may still develop under the previous regulations of the form-based code. Town Planner Barz stated that yes they may.

Commissioner Levine asked Town Planner Barz how this amendment would affect the POCD. Town Planner Barz at this time was having sound problems and the Commission could not hear his response.

Mr. Alford explained that the POCD encouraged the TNDD in the Day Hill Road area. It didn't indicate the north or south side of Day Hill Road.

Atty. Hollister stated that the future land use map is a clear representation of no multi-family, only industrial, on the south of Day Hill Road.

Atty. Sherwood stated that the issue isn't whether multifamily is allowed, but whether a slightly larger building will be allowed and alternative energy sources are to be encouraged. Atty. Sherwood stated that you are not approving any design or building, but allowing an applicant which is not only Great Pond, but any applicant to come forward for a proposal for your consideration.

Town Planner Barz stated that the POCD wanted to encourage residential in a village like setting on Day Hill Road to promote walking, riding a bike, or taking a bus to work. To live, work, and play in the Day Hill corridor to create a reverse traffic flow. Town Planner Barz stated that Atty. Hollister is also correct because the future land use plan did not anticipate residential development on the south side of Day Hill Road. The Great Pond master plan encouraged industrial, R&D, and office type uses on the south of Day Hill Road. That is what the POCD says regarding this in both pros and cons. Town Planner Barz stated that the application you previously approved allowed an appendage to the Great Pond Development utilizing a third party architect and that has been already approved. Town Planner Barz noted that tonight's decision is to modify the large urban building form and add alternative energy incentives.

Commissioner Harvey asked, based on the agenda, if Section 13.2.8(B)1 has already been approved. Town Planner Barz asked Atty. Fitzgerald if that was correct. Atty. Fitzgerald agreed.

Mr. Alford stated that approval of this does not constitute any development approval. Mr. Alford stated that if approved, we would later bring in an application with a site plan for a particular property.

Commissioner Smith asked if the proposed amendment #1 has already been approved. Commissioner Mips stated that it had and this is to amend building size for what they had approved before. Town Planner Barz stated that yes and they are trying to add a larger apartment building with a center court yard. This is just for the larger building type and the provision for solar and geothermal to allow the impervious coverage to increase from 50% to 60% south of Day Hill Road.

Commissioner Smith asked that if just looking strictly at the regulations, is there a larger building allowed currently in the form-based code under the TNDD? Commissioner Mips stated that she is not aware of that. Commissioner Smith read the regulation: properties continuous to a TNDD, less than 200 acres can be developed under TNDD regulations. Commissioner Smith asked why we are voting on that then. Town Planner Barz stated that they withdraw that portion of the application. Town Planner Barz explained that the Commission is only voting on The Great Pond form-based code sections 5.4, 7.2b1, and 5a,b,c. The rest of the text amendment was withdrawn.

Commissioner Harvey asked if there were any incentives that are similar to this in the Zoning Regulations. Town Planner Barz stated that there is similar language for an increase in impervious coverage in the I zone for the inclusion of photovoltaic systems.

Commissioner Mips asked Town Planner Barz if the ground has been tested for geothermal. Town Planner Barz stated that we have several geothermal installations in town and it can be done.

Commissioner Mips expressed her concerns about putting something into the regulations that is not a definite given.

Mr. Alford stated that the regulations for solar and geothermal is the exact same language in the Zoning Regulations. Commissioner Mips noted that this comes in under the TNDD not the regular regulations.

Commissioner Smith asked if someone comes in for solar, they are not asking for the 10% giveback of the impervious coverage on regular applications.

Atty. Hollister stated that in zoning regulations you have flexibility, in the form-based code it's the opposite.

Town Planner Barz stated that the large urban building type would be larger throughout Great Pond. The increase in impervious coverage in exchange for alternative energy is not applicable north of Day Hill Road because that development doesn't use an impervious coverage requirement. The ED zone which is south of Day Hill Road has an impervious coverage which parallels the industrial zone. Town Planner Barz stated that everything north of Day Hill Road doesn't have the impervious coverage.

Commissioner Mips closed the public hearing at 8:43pm.

Commissioner Smith stated that he is against this because the form-based code was made for a 200 acre parcel with high density, but Great Pond gave us a lot things back for it. These included open space, hiking trails, and promised retail. A smaller parcel is not going to bring any benefit. Commissioner Smith stated that he has a problem with a big building which is not in harmony with the surrounding area and it's too far for EMS and fire department response. Even today with the coronavirus and having that many people living on top of each other, isn't a great idea. This isn't what I think Windsor is about.

Commissioners Levine, Harvey, Correia, and Mips agreed with Commissioner Smith's decision.

**Motion: Commissioner Mips moved to approve the Text Amendment to Zoning Regulations, Zoning Regulations Section 13.2.8B & Great Pond Form-Based Code 2.2.1, 2.6.4, 2.6.5 & 5.4, Table 5.2, 7.2.1, Alford Associates, LLC.**

**Commissioner Levine seconded the motion and it denied unanimously, 0-5-0.**

**2. Special Use – 1 Joseph Lane & 1201 Kennedy Road, Distribution Center, Section 8.6X, I Zone, SPA Properties, LLC**

**Site Plan – 1 Joseph Lane & 1201 Kennedy Road, Distribution Center, Section 8.6X, I Zone, SPA Properties, LLC**

**Assistant Town Planner Sealy stated that he has promoted the following to panelists for this application: Attorney Tom Cody, Nate Kirschner, Luke Mauro, Ben Mueller, Jason Ferrisi, Michael Hunton, and Tom Elam.**

Attorney Tom Cody from Robinson & Cole, representing SPA Properties, LLC, was present and addressed the Commission. Atty. Cody noted that SPA Properties was a single purpose entity created by Scannell Properties, which is a national build-to-suit developer. Atty. Cody explained that all notifications have been sent and all signs are up. Atty. Cody presented the site plan to the Commission.

Atty. Cody gave an overview of the property, owned by O.J. Thrall. Atty. Cody explained that the Commission approved a text amendment that created a special use category for the Industrial zone for a building height up to 95' in which the building must be set back much further from the property line. Atty. Cody stated that the proposed building height would be 86'-6" in height. Atty. Cody indicated that the site plan for the building was created so the wetlands would not be disturbed. The Inland & Wetlands Commission has already approved this application.

Nate Kirschner, Senior Project Manager from Langan Engineering, presented the Commission with the Site Plan slides. Mr. Kirschner stated that the building footprint is smaller than Dollar Tree. Parking will be less than what is actually allowed. Mr. Kirschner showed the Commission a plan comparison of a by-right site plan and their proposed site plan.

There were no direct wetland impacts from this development. The storm water system is designed to maintain a certain level of water in the wetland. Kennedy Road currently has all utility structures that are needed for the project. Mr. Kirschner stated that there are two water tanks for fire protection located near the building. There is a sewer main extension from the MDC. There will be a sound wall around the rear of the building. The lighting design complies with town regulations.

Luke Mauro, Traffic Engineer from Langan Engineering, gave the Commission an overview of the traffic engineering for the site plan:

- six intersections and two site driveways studied along Kennedy Road between Route 20 and I-91.
- trip generation was based on a conservative estimate of total employees over two shifts ±1,300 trips during both the morning and evening peak-hour.
- site traffic distribution = 45% to north, 55% to south along Kennedy Road corridor
- proposed traffic mitigation:
  - new site driveway opposite Hayden Station Road with new traffic signal equipment (including pedestrian).
  - new southern site driveway with new traffic signal on Kennedy Road
  - construct left-turn lanes within median on Kennedy Road northbound at each new driveway.
  - optimize traffic signal timings at following intersections:
    - Kennedy Road at Route 20 westbound ramps
    - Kennedy Road at Route 20 eastbound ramps
    - Kennedy Road at Archer Road/I-91 northbound off-ramp
- with proposed mitigation, all intersections maintain acceptable levels of service (LOS D or better) and any increases in queue length can be accommodated by existing roadway geometry.

Benjamin Mueller, Engineer from Ostergaard Acoustical Associates, presented the Commission with a sound study in conformance with state and local noise regulations:

- regulates maximum site sound at receiving property.
- industrial to residential – 66 dB(A) during the daytime; 51 dB(A) at night.
- industrial to commercial – 66 dB(A) at all times.
- industrial to industrial – 70 dB(A) at all times.
- regulates motor vehicle noise at 50 feet from the vehicle. Limits vary based on speed and ground type.
- line-haul trucks must not exceed 86 dB(A) at speeds under 35 mph.

- passenger vehicles must not exceed 72 dB(A) at speeds under 35 mph.

### **PROJECT NOISE GOALS**

- HVAC sound must meet night code limit of 51 dB(A) at residences.
- motor vehicle noise must meet State motor vehicle limits at 50 feet.
- motor vehicle noise should not exceed 51 dB(A) nighttime limit at residences and 66 dB(A) at school to minimize the potential for complaints.

### **Noise Mitigation Summary**

- 15 foot tall, pre-cast concrete wall.
- wall weighs about 65 pounds per square foot.
- reduces sound transmission through the wall by over 40 decibels.
- aesthetically pleasing.
- smart/broadband backup alarms on all terminal tractors.
- “smart” backup alarms sense the ambient sound level and make the alarm only as loud as it needs to be.
- broadband feature produces a “shush” rather than a “beep”.

Mr. Kirschner explained to the Commission the construction phasing of the Site plan.

### **Construction Oversight:**

- Phase I consist of earthwork with several construction entrances. No material will be exported out of the property and the material will be reused throughout the property during construction.
- Phase II of construction is all the site work associated to start building construction.
- Phase III of construction is when the bridge will be constructed.

Jason Ferrisi, Architect from RA, BL Companies presented the proposed facility to the Commission. A video presentation was shown to the Commission of an example of a building which isn't site specific.

### **Building Architecture**

exterior building materials (building %\*)

- l portion, precast concrete panels (35.73%)
- upper portion, insulated metal panels (61.99%)
- aluminum framed glazing (2.29%)

\*material % is calculated from the front and two sides of the building.

- color scheme = Earth tones (neutral beiges and browns) with Blue accent bands
- building height = ± 86'-6"

### Exterior Elevation Design Approach

- variations in the exterior walls to break-up the overall building mass.
- ground-level variations to give a more humanized sense of scale.
- the overall building design complies with the regulations set by the commission.

Michael Hunton, Project Landscape Architect from Langan Engineering presented the landscaping to the Commission. The viewpoints shown in the slides were selected from different properties during the winter time, which would be the worst case scenario. In addition to the sound wall there is a significant amount of trees along it.

Tim Elam, Managing Director for Scannell Properties, presented the fiscal Impact analysis to the Commission.

Fiscal Impact - What does this project do for the Town of Windsor?

employment:

- minimum of 1,000 new full-time jobs (\$32 million in Annual Wages).
- average wage in Excess of \$32,000/year.
- 108 indirect jobs (business to business) (\$3.3 million in Annual Wages).
- 21 induced jobs (consumer to business) (\$736k in Annual Wages).
- approximately 1,200 construction jobs through the 15-month project schedule, which will generate payroll in excess of \$100 million.
- total project costs in excess of \$300 million.

#### **Wave of the Future**

- national trends
- E-commerce continue to lead the way
- tenants are building up rather than out
- recent world events are anticipated to increase the demand

Atty. Cody presented a summary to the Commission:

#### **In Conclusion**

##### **1. Project is well designed**

- a. good location close to Route 20 and Interstate 91 entrances/exit ramps
- b. complies with Zoning Regulations
- c. inland wetlands permit has been approved

##### **2. Traffic conditions will not be degraded**

- a. roadway improvements will be made
- b. new traffic signal on Kennedy Road
- c. acceptable levels of service will be maintained
- d. will not create congestion

##### **3. Project incorporates many features that protect surrounding areas**

- a. significant building setbacks from property lines
- b. attractive sound wall to reduce noise
- c. extensive landscape design
- d. no light spillage off-site

##### **4. Project will be a huge asset to the community**

- a. significant employment generator
- b. consistent with the Plan of Conservation and Development
- c. a tribute to the area

**5. Project is protective of the environment**

- a. storm water management system incorporates BMPs
- b. extensive soil erosion and sediment control
- c. rigorous construction management and inspection

**Assistant Planner Sealy asked Commissioner Mips for a five minute recess at 10:26pm and to reconvene at 10:30pm.**

**Meeting resumed at 10:30pm. Roll call was done.**

Town Planner Barz asked if the Commissioners had any questions.

Commissioner Mips asked when the fence would be built and if it would be mostly evergreens planted on the residential side. Mr. Kirschner stated that the sound wall would need to be constructed first during Phase II. Mr. Kirschner noted that the trees would be a combination of evergreens and deciduous trees. Commissioner Mips asked about Route 20 and I-91 N & S, why can't they be used. Mr. Mauro stated that they can, but it's not something that is really enforceable. Mr. Mauro stated that this is something that could be worked on with the tenant. Mr. Mauro noted that the truck traffic would not impact the residential areas.

Commissioner Levine asked how close to Windsor Locks this property is. Commissioner Mips stated that Windsor Locks is on the other side of Route 20. Mr. Mauro noted that it's about 500 feet. Commissioner Levine asked if the Town of Windsor Locks was notified. Mr. Cody stated that town staff did notify Windsor Locks. Commissioner Levine asked where the CRCOG letter is. Town Planner Barz stated that CRCOG notice is usually for text amendment and not site plans and special uses. Commissioner Levine asked if you have a tenant yet. Mr. Cody stated that the applicant is working with a prospective tenant. Commissioner Levine asked if any of the truck trailers are refrigerated and if they will run all night long. Mr. Kirschner stated that there are no refrigeration trucks. Commissioner Levine asked about the seventeen HVAC units, if the noise will disturb the neighbors. Mr. Mueller stated that there shouldn't be an issue at all with noise.

Commissioner Mips asked if there was going to be a generator associated with the facility and which direction will it go. Mr. Mueller stated that if there is a generator, it would be in the rear and the sound wall will eliminate the noise. Mr. Cody stated that he would get a more definitive answer for that.

Assistant Town Planner Sealy stated that the town had contracted a third-party to review the sound study and that notification was sent to the Town of Windsor locks.

**Assistant Town Planner Sealy stated that he has promoted the following to panelists:  
Bennett Brooks**

Bennett Brooks, Engineer from Brooks Acoustics Corporation Engineering, conducted the third-party review of the sound study. Commissioner Mips asked Mr. Brooks about the comment about moving the building 90-degrees clockwise. Atty. Cody stated that we reviewed that and it really doesn't work, but have moved as far to the east as possible from the westerly property line.

Town Planner Barz stated that Commissioner Mips' question was not answered regarding evergreens. Mr. Hunton stated that there is a significant amount of evergreens already there along the residential buffer and we are adding more evergreens.

**Assistant Town Planner Sealy advised the public on how to comment.**

**Public Comment was open.**

Sandra and Richard Cruz-Serrano from 113 Stage Coach Road stated that they had concerns about the number of vehicles and trucks close to our neighborhood. Mrs. Cruz-Serrano noted that she doesn't want to wake up every day and look at a huge distribution center from their bedroom window. We didn't envision this when we bought our home several years ago. What is the plan for maintaining Joseph Lane that abuts our property? Mrs. Cruz-Serrano stated that her husband often picks up the trash and leaves on Joseph Lane. We are concerned about the noise, such as idling trucks. What is the plan for maintain noise during construction? Mrs. Cruz-Serrano stated that while you all think this is a grand idea, we are the ones who will be most impacted.

Canio Hoffarth, 52 Pebblebrook, stated that he is concerned about the schools near there and there was no mention of them. Mr. Hoffarth noted that there would be increased traffic and there are a lot of kids who come out the CREC School and cross that road. It's a dangerous area with no crosswalks. Mr. Hoffarth stated that he has never seen schools this close to a distribution center. His second concern would be the amount of traffic coming south from I-91. Mr. Hoffarth noted that the northbound exit for I-91, backs up the on ramp.

**Assistant Town Planner Sealy read the Q&A from Sandra Cruz-Serrano for the record:**

We would like to submit the following comments to the distribution center on Kennedy Road and Joseph lane: Our property and home are located directly behind the Thrall property and extends all the way to Joseph Lane. While we appreciated the opportunity of adding jobs in our community, we have several concerns. What is the plan for ensuring our privacy and that of our neighbors? What us the plan for controlling traffic? We already have two schools, shopping plaza and several major commercial buildings spilling onto Kennedy Road every morning and afternoon. Frankly, one of the main of them is the main reason we bought a second home in this area because we love the idea of being in an area with lots of woods abutting a farm. We have absolutely zero interest in waking up in the morning and looking out at bedrooms to see a big boxed building and or a huge lot filled with cars. Does the

distribution center intend to use Joseph Lane? If so, will Joseph Lane be repaired? What types of trees are in the natural buffer on the east side abutting Strawberry Hill residents? Commissioner Mips stated that she didn't believe there was anything about them using Joseph Lane.

Commissioner Levine read email from Sharon Allen, 194 Eastwood Circle dated March 28 2020 into record.

**Assistant Town Planner Sealy read the Q&A from Lisa Bress for the record:**

Lisa Bress, 173 Alcott Drive asked who will bear the cost of MDC improvements needed. Can evergreens abutting properties be taller at outset?

Town Planner Barz stated that the meeting needs a motion to extend the meeting past 11:00pm.

Motion: Commissioner Levine moved to extend the meeting past 11pm. Seconded by Commissioner Harvey, passed unanimously 5-0-0.

Town Planner Barz noted that this meeting will be continued and then the applicant can respond to all comments. Commissioner Mips agreed with Town Planner Barz.

Atty. Cody stated that we would be happy to review and address everything so they may report back to the Commission.

Commissioner Mips stated that we should recess this until the May 12, 2020 meeting.

Town Planner Barz stated that three different peer reviews came in this week for sediment and erosion control, traffic, and sound. There are several engineering comments that SPA Properties needs to address on their site plans. Town Planner Barz noted that there is a lot of review to do before this public hearing can be closed.

Commissioner Mips stated that we are recessing the meeting to May 12, 2020, which will be another virtual meeting. Town Planner Barz stated that the virtual meeting information and how to participate will be on our website.

Asst. Town Planner Sealy stated that all public comments can be submitted to [planning@townofwindsorct.com](mailto:planning@townofwindsorct.com).

**VI. Public Communications and Petitions - None**

**VII. ADJOURNMENT**

**Motion: Commissioner Levine moved to adjourn the meeting at 11:06p.m. Commissioner Correia seconded the motion and it passed unanimously, 5-0-0.**

Respectfully submitted, \_\_\_\_\_, Lisa Ozaki, Recording Secretary

I certify these minutes were adopted on April 14, 2020

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Jill Levine, Secretary