

SPECIAL MEETING MINUTES  
TOWN PLANNING AND ZONING COMMISSION  
SEPTEMBER 22, 2020  
7:00 P.M. ONLINE VIRTUAL MEETING  
275 BROAD STREET, WINDSOR, CT

**Zoom instructions**

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

1. Please call: 1-312-626-6799.
2. When prompted for participant or meeting ID enter: 830-4674-9460 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:***

Please go to the following link: <https://us02web.zoom.us/j/83046749460>

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2. 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.
3. 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 Jaggon.  
 Alternate Commissioner Harvey and Commissioner Mark Ferraina were present but not seated.  
 Alternate Commissioner Jaggon was seated for Commissioner Profe.  
 Also Present: Town Planner Barz, Assistant Town Planner Sealy and Recording Secretary Lisa Ozaki.

**I. PUBLIC HEARINGS**

1. Waiver for Section 3.3.3.E of the Zoning Regulations from the Town Planning and Zoning Commission requested to allow feeder drives to be longer than 45 ft. without continuous directional circulation - 50 Great Pond Drive.

Motion: Commissioner Levine moved to approve the Waiver for Section 3.3.3.E from the Town Planning and Zoning Regulations requested to allow feeder drives to be longer than 45 ft. without continuous directional circulation – 50 Great Pond Drive  
 Commissioner Correia seconded the motion and it passed unanimously. 5-0-0

2. TNDD Concept Plan – 2000 Day Hill Road, 35 Great Pond Drive, and 2195 Day Hill Road / Repeal and Replace the existing Great Pond Form-Based Code Regulations, Winstanley Business Park, LLC / Great Pond Village, LLC  
 Recessed from September 9, 2020 meeting.

TP&ZC

Assistant Town Planner Sealy stated that he has promoted the following to panelists for this application: Craig Lewis, Diane Whitney, Scott Hesketh and Linda Costanzo

Diane Whitney, attorney from Pullman & Comley representing the applicant. Atty. Whitney stated that the team would explain the revised comments.

Craig Lewis, Urban Design Co-Leader from StanteC, showed and explained the Form based code to the Commission using a slide show. Mr. Lewis gave an overview of the changes since the last meeting. He stated that there is a significant amount of green space being added to the site.

**Conceptual Plan Development Summary:**

- Total Site: 670 Acres
- Open Space: 330+ acres
- Proposed Uses\*

▶ Housing (General): 1300 units

▶ Assisted Living: 200 units

▶ Retail: 84,000 sf

▶ Office: 60,000 sf

▶ Lodging: 300 rooms

▶ R&D/Industrial: 670,000 sf

▶ Warehousing/Distribution: 750,000 sf

\*Conceptual plan estimates only - maximum build-out subject to the Code - 1,710,000 sf non-residential

Mr. Lewis said that there is a plan to provide for a viable village center. There will be on street public parking on both sides of Lexington Street and also two cul-de-sac parking areas off that street. Mr. Lewis stated that the east side of Great Pond is similar to Seabury in Bloomfield, but will offer more amenities around it.

**Key Issues:**

- Various traffic questions answered
- Made no changes to IW
- Clarified Design Exception process (Special Use process)
- Adjusted some of the requested uses to SU
- Added buffer for fuel filling station
- Edited color palette per staff request
- Added language clarifying use of string lighting
- Clarified administrative review of subdivision plats

Mr. Lewis stated that there were new changes submitted today after staff meeting which added:

- Added back in an option for an NS-55/57 Street (on street parking on both sides)
- Reworded 2.3.5 Design Modifications
- Removed Manufacturing from Use Table
- Changed Breweries to Special Use Permit

Town Planner Barz asked Mr. Lewis to explain the manufacturing change to the Commission. Town Planner Barz said that they are not necessarily prohibiting manufacturing. Mr. Lewis stated that there were two different definitions of light smokestack, where light manufacturing is handled internal to the building. Manufacturing of items is still permitted, but subject to all the performance standards that are currently in the Zoning Regulations.

Town Planner Barz said that we do not oppose the smokestack, but light manufacturing works well within our regulations. Mr. Lewis said that maybe smokestack isn't the right word, but "air purification tower".

Town Planner Barz asked if there was a change to the height of the buildings. Mr. Lewis said that they have elected to proceed with the current by-right height of 95 feet. Mr. Lewis explained that they are requesting to use the 95 feet which is consistent with other applications. Mr. Lewis stated that height doesn't equal additional square footage and they are still limiting the total nonresidential square footage to 1.7 million. The height is for equipment internal to the building.

Town Planner Barz gave a brief recap to the Commission. There is a cap of 1 million square feet of total floor area in the IW Zone, a cap of maximum buildings size of 500,000 sq. ft. and a maximum of 400 truck loading spaces.

Mr. Lewis stated that maximum footprint shall not exceed 750,000 square feet without a special use permit. There will be no building or truck loading within 1,500 feet of the residential zones. There will be acres of trees between the sites. A significant buffer will be along all the perimeter. Town Planner Barz said that his concern with the height is that there could be a very intensive use that might not be compatible with Great Pond. The special use will give the Commission discretion to determine if the use is a good fit for that area.

Atty. Whitney stated that one of the concerns for a building this large is if the original tenant leaves. There could be a very large vacant building. The greater height would give more flexibility and uses. The 95 foot height is the selling point for these uses.

Commissioner Mips asked if that could be a special use requirement that they would have to come back to us. Town Planner Barz said that is what he is suggesting.

Atty. Whitney said that she is confused as to what kind of use the Commission would feel is inappropriate when we are asking for the 95 ft. height. Town Planner Barz said that it could be the high velocity distribution facility. Atty. Whitney asked why the Commission wouldn't want that. Town Planner Barz stated that not necessarily, but they would have to look at it more closely.

Mr. Lewis stated that this application is our special use application. We would like the flexibility to have everything in place in advance, so we can move forward with potential tenants. If this building was 500 feet away, it would be a bigger difference. As of now any building would have to be a minimum of 1,000 feet away. The truck traffic would be limited by the number of days and the size of the facility which is why there is a proposed separate road for this. Mr. Lewis said that we have potential tenants that are waiting on these changes. We are still limiting our total square footage to allow technology to take advantage of the volume.

Commissioner Smith asked about the west and if the elevation difference was taken into account. Commissioner Smith asked if the 95 feet was going to be visible to the people over there. Mr. Lewis said that it's about 2,000 feet from there, with thick trees through this. Town Planner Barz stated that the Roncari Quarry has been mined over the years. The state bought it and it is now a bird sanctuary. There is an elevation difference there. Commissioner Mips stated that she liked the restructuring of bringing the residential road out of the industrial area. Commissioner Mips said that she feels the 95 foot height should come to the Commission for a special use to be on the safe side.

Commissioner Levine asked for clarification on tractor trailer spaces. Town Planner Barz said that it's 400 spaces and he is not concerned about that. It will limit the intensity of the use. Commissioner Levine said that is an ambiguous thing for us to quantify since we don't know what will be in the building. Commissioner Levine agreed with Commissioner Mips about a special use so we can have more control. Atty. Whitney stated that the traffic projections that were provided now are better than before. If you are approving the form-based code then you are approving the building with an understanding that the use will fit in that building and work. A special use application would hinder things. Commissioner Mips said that the cap on the floor area is a help with that.

Mr. Lewis stated that they are self-motivated to make sure there is not a negative impact on the other part of the development. Mr. Lewis believes that we have created an environment that allows for both to prosper. A single master developer will control the entire site and be motivated to make the Village Center amazing. We have satisfied all the issues.

Town Planner Barz asked Mr. Lewis to explain the loading area orientation as it's currently proposed. Mr. Lewis stated that the current loading standard says that the docks should be faced away from the T4 zone. As of now, there is a huge buffer there. Town Planner Barz asked if the building would be oriented with the back of the house. Mr. Lewis stated that the loading docks will not be facing the T3 zone. Walls, berms, landscaping and the forest area are already there. Mr. Lewis asked if there was something from a performance issue you want put in, we would happily take a look at it. Mr. Lewis stated that we would be willing to add in more berms and things as needed.

Commissioner Mips said that it is true that they would protect their investment because they will have to build out the rest of their property.

Commissioner Correia asked about the traffic study and where does the basis of the reduction come from and if the volumes were based on Covid19 times? Scott Hesketh said that these are traffic volume for the proposed uses on the site. Mr. Hesketh gave the Commission a brief summary about that.

Town Planner Barz asked Mr. Hesketh to respond to the engineering comments. Mr. Hesketh said that he responded to the engineering comments on September 17, 2020, that Mr. Hesketh compared the 2006 version to the 2020 version. Mr. Hesketh believes that the volumes will be maintained and improvements can be done when needed. Mr. Hesketh described the improvements to the Commission. Town Planner Barz asked Mr. Hesketh to address the engineering comment from today. Mr. Hesketh said that we shouldn't address specific roadway improvements yet, until an actual site plan is presented. Town Planner Barz asked when he would notify OSTA. Mr. Hesketh agreed that it does need to be done at some point, but it depends on the sequence of the development as it moves forward. It is best to leave it up to the applicant and town staff to determine when it is appropriate.

Mr. Lewis said that we are going to have driveway discussions with town staff. Town Planner Barz said that Mr. Kessler specifically requested an offsite improvement. This can only be requested by OSTA and it creates a tricky situation for us. Mr. Hesketh stated that in our original approval we had identified 15 improvements, but the zone change did not require any of those improvements and was approved. It's difficult to say at this point and it may not be necessary. Town Planner Barz asked if there was a double turn lane clearly proposed in these documents. Mr. Hesketh said that no there is not.

Commissioner Smith stated that the trigger point would be the 750,000 square foot industrial with tractor trailers coming in. Mr. Lewis said that we are sensitive to your comments. Mr. Lewis said that we would like to be able to address these details at that time and not now. Town Planner Barz references a court case of a shopping center in Hamden and gives the Commission a brief overview. Town Planner Barz stated that he

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just wants to be clear when the time comes and we need to make those offsite improvements, we will not get resistance.

Commissioner Mips asked about the fuel filling station and where it would be. Mr. Lewis showed that station on the map and it's away from everything.

Commissioner Levine asked if all the site plans would they go through the Town Planner. Mr. Lewis stated that is correct. Commissioner Levine asked if repairs would occur at the filling station. Mr. Lewis said no. Commissioner Levine asked about car washing. Mr. Lewis said that car washes are permitted. Commissioner Levine asked if solar panels were allowed on the building. Mr. Lewis said yes. Commissioner Levine asked if there will be community mailboxes. Mr. Lewis said that we are still figuring that out. Commissioner Levine asked about what to do when it snows and there are parked cars on the road. Mr. Lewis stated that there are snow storage areas and it will be addressed in greater detail.

Town Planner Barz said that the concern today is when it snows and there is a parking ban in place, the cars need to get off the road. In the future when the east side built the cars can park over there and/or alternate parking on roads. These will be up to the association once that is created.

Commissioner Levine asked what the Site Manager was. Mr. Lewis stated that it's not a new position, but what we previously called the town architect. Commissioner Levine asked does that position end once complete. Mr. Lewis said that a person or group would oversee that through the development then be turned over to the homeowners association. Mr. Lewis said that there would be a property association.

No public comments.

Commissioner Levine said that this is a well thought out plan. She wished that there was not going to be any industrial, but that is not a reason to deny.

Commissioner Smith said that he is not comfortable with the 95 ft. height.

Commissioner Mips wasn't either but she is fine with the Great Pond Development taking under control.

Town Planner Barz stated that there were amendments from today. Mr. Lewis shows the changes to the Commission:

- 21. Amended 9.5.5 Neighborhood
- 22. Replace 2.3.5 Design Modifications
- 23. Table 4.1 Use Table - Removed Manufacturing
- 24. Table 4.1 Use Table - Changed Breweries to Special Use Permit

TP&ZC

II. ADJOURNMENT

Motion: Commissioner Levine moved to adjourn the meeting at 8:39p.m. Commissioner Jagron seconded the motion and it passed unanimously, 5-0-0.

Respectfully submitted, *Lisa Ozaki*, Lisa Ozaki, Recording Secretary

I certify these minutes were adopted on October 13, 2020

*Jill Levine*  
Jill Levine, Secretary

Commissioner Levine said that she has no problem with that.

Commissioner Smith stated that he has a problem with the permitted height in the IV zone and will be voting no.

**Motion: Commissioner Levine moved to approve the TNDD Concept Plan – 2000 Day Hill Road, 35 Great Pond Drive, and 2195 Day Hill Road / Repeal and Replace the existing Great Pond Form-Based Code Regulations, Winstanley Business Park, LLC / Great Pond Village, LLC with the following amendments of 21-24**  
**Commissioner Correia seconded the motion and it passed. 4-1-0**

**3. Site Plan / Special Use – 777 Day Hill Road, Soccer Dome, Section 8.6.E, Day Hill Dome Partners, LLC**  
**Recessed from September 9, 2020 meeting.**

Assistant Town Planner Sealy stated that he has promoted the following to panelists for this application: Phil Doyle, Skip Alford, Vincent DiCarlo, Scott Hesketh, Michael Mahoney, and Michael Kozlowski

Phil Doyle, Engineer from LDA was present and addressed the Commission. Mr. Doyle gave the Commission a brief review and stated that the comments that were all addressed yesterday. The Town Engineer hasn't had time to review all comments as of yet. Mr. Doyle asked if the Commission had any questions.

Town Planner Barz stated that Asst. Town Engineer Kessler was working on the review, but not done yet. Town Planner Barz said that if you are comfortable with the Special use it can be approved and the site plan can be done at the next meeting.

Commissioner Mips asked if it was just engineering comments that we were waiting on. Town Planner Barz stated that there is a lighting comment also. Asst. Town Planner Sealy stated that the other two comments have been resolved, but lighting still needs to be resolved.

Commissioner Mips asked about the health department comments. Asst. Town Planner Sealy stated that they will be addressed at the time of food permits.

**Motion: Commissioner Levine moved to approve the Special Use – 777 Day Hill Road, Soccer Dome, Section 8.6.E, Day Hill Dome Partners, LLC subject to approval of the site plan. Commissioner Jaggon seconded the motion and it passed unanimously. 5-0-0**