

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING (unofficial until voted upon)**

Tuesday, June 17, 2025

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, June 17, 2025, at 7:00 p.m. Town Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

Chairman Hammer called the meeting to order welcoming all to the Planning & Zoning Commission meeting and asked Clerk Homicki to call the roll.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Member Name	Present	Absent
Joseph Hammer, Chairman	X	
Peter Leombruni, Vice Chairman	X	
Anthony Homicki, Clerk	X	
Christopher Brechlin		X
Thomas Dean	X	
David Drake	X	
David Edwards	X	
Tracy Gionfriddo	X	
James Hughes		X
Alternates:		
Paul Thompson	X (seated)	
Joe Ercolani	X (seated)	
Anna Laurie		X

Also Present: Town Planner, David Elder and members of the public.

Chairman Hammer noted there were seven (7) members and two (2) alternates in attendance with all seven (7) members voting and two (2) alternates voting. Chairman Hammer explained the process and procedures of the meeting.

2. OLD BUSINESS:

2.1 Public Hearing 2209-25-Z Commercial Development Services Group, LLC seeking a Special Permit in accordance with Sections 5.2 (Permitted Principal Uses), 5.3 (Accessory Uses & Structures) and 5.8 (Alcoholic Beverages) for multi-tenant building with office, restaurant, place of assembly, outdoor dining and other similar uses at 207 Church Street – **CONTINUED from 5-20-25.**

Meghan Hope, Esq. with Alter, Pearson, & Hope LLC, 2650 Main Street, Glastonbury, stated they were awaiting approval from the Inland Wetlands and Conservation Commission (IWCC) which they did receive on June 4, 2025. This site is 2.3 acres and located on the south side of Church Street and the building is 21,000 square feet which dates back to the 1800’s. They are seeking historic tax credits for this building. They are proposing three different uses and each are conditional uses allowed after the issuances of a special permit by the Commission. The office use is 13,310 square feet located on the east side of the

building on the first, second and third floor. On the south west side of the building there is a sit-down restaurant. There will be a total of 70 seats with 16 of those outside. It will serve breakfast from 7 a.m. - 2 p.m. and dinner from 4 p.m. – 10 p.m. The food will be prepared in a food truck in a designated area and it will be hooked up to the building for necessary utilities. Servers will take orders and place the orders at the food truck. The place of assembly is about 6,000 square feet and a majority of events will be Wednesday-Sunday. The hours will be 5 p.m. - midnight on Fridays and Saturdays and 4 p.m. – 11 p.m. on Wednesdays, Thursdays, and Sundays. They would stop serving alcohol at 10:30 p.m. and the events would end at 11 p.m. and the staff would close everything down by midnight. There would be 8-10 staff members which include, production, front of house, sound engineers and a bartender. All events will be ticketed and everyone will get a wristband. The setup inside would be different each show depending on the type of event. They anticipate music shows, comedy shows, private events, open mic nights, etc. They will be serving canned beer, canned drinks and wine. There will not be a full bar. They received comments from the Town Engineer and submitted responses for comments. The applicant provided a summary of their responses, which were submitted as part of the record to the Town Engineer's comments dated May 14, 2025. The current proposed site plan which was revised on June 12, 2025 has three major changes;

1. Proposing a 6-foot solid vinyl fence at the east side of the parking lot at the request of the neighbors to block headlights in the parking lot;
2. EV charging stations have been relocated closer to the east side of the parking lot; and
3. They are proposing a crosswalk across at Church Street where the additional parking will be.

She reviewed the light plan with the Commission. They are proposing parking lot lighting in the southern portion of the site which will include wall packs, other decorative lights along Church Street and the side of the building. The proposed uses if all occurring at the same time would require 252 parking spaces; 54 for office, 26 for restaurant, and 152 for the place of assembly based on an occupancy of 607. The regulations allow them to have that required parking on and off site if there is an agreement with the abutter and the spaces need to be within 250 feet of the site. They have submitted the parking agreement they have with 214 Church Street for 50 parking spaces. There are 123 on their site so there are 173 available parking spaces total. At the last meeting they provided a parking analysis and for the place of assembly they were unsure what land use code to use so they used the adult active entertainment use. Patrons and employees are included in the traffic engineer's analysis. They redid the analysis with the code of "live theater use" so the Commission would see it with both uses. For the active adult use the peak parking of 129 spaces occurred on the weekend which was a Saturday and for the live theater use it had a peak of 172 spaces that occurred on the weekday. Should the Commission want to use this land use code vs active entertainment use it would cap ticket sales to 335. They are still in discussions with other surrounding property owners and they could potentially get additional parking. If approved tonight they would come back to the Commission for a modification. She reviewed the sound study from Brooks Acoustics Corporation from the last meeting. They were conservative when he did this analysis. The Commission asked last time if the sound pressure levels are being added to the background noise. She stated they did add them and when you combine sound it is an increase in degree. The noise with the venue in use is at or below the town sound ordinance therefore in compliance with town regulations. The applicant provided a summary of their responses prepared by Seamus Moran, Professional Engineer, dated May 21, 2025 which were submitted as part of the record.

Chairman Hammer stated for the restaurant the parking was calculated based on square footage. However, the regulations state 1 space per 3 table seats, 1 space per 2 counter space, and 1 space per 2 employees. He wanted to know what the parking total would be based on that and how many employees would be on the largest shift.

Attorney Hope explained the shared analysis the Traffic Engineer is using is based on the ITE manual and that's why he used that analysis for this approach. She stated there will be 5-6 employees max.

Chairman Hammer asked if the applicant would be comfortable to limit the live venue parking to 300 versus the 335 for margin for error.

Attorney Hope indicated that the applicant would like as many spaces as possible. It would be challenging for them to lose spots however it is at the discretion of the Commission. As discussed at the last meeting a condition of the approval would be something along the lines of the applicant having parking attendants at events to direct patrons to available parking. In the event of the parking agreement being terminated the applicant shall provide proof of an agreement for an alternate offsite parking or shall limit the number of attendees at the place of assembly. She also informed them that the Town Manager gave permission for staff/patrons to park at Town Hall.

Commissioner Dean asked what mechanisms will be in place to notify customers of the availability of the shared spaces across the street, with regard to the beverage cans and how recycling will be collected on site, dividing up the different types of trash by biodegradable products and non-biodegradable products. He also inquired about the recommendation from the Town Engineer about widening the driveway to 14 feet from the current 11 feet and asked if she has had a conversation with him about that.

Attorney Hope stated they will post on the website and they will have attendants in the parking lot directing patrons. They will potentially need a parking sign as well. There will be a private trash service who will collect trash and recycling. She does not think it was being proposed to separate the trash but they could consider it. Regarding the driveway they have not spoken with the Town Engineer but the regulations allow 11 feet. If he will not agree to the 11 feet they can accommodate but they will lose parking spaces.

Town Planner stated he has not discussed this specifically with the Town Engineer but he believes the request for 14 feet is for emergency vehicle access and large trucks.

Commissioner Dean asked for more information on the historical tax credits and what the status of that is and what is the plan if the tax credits are not received.

Erin Butler, Architect with Commercial Development Services Group, LLC, stated they completed phase 1 and have preliminary approval from the State on the designation of a historical national place. The next step would be for the federal approval and they would review the proposed changes to the building. Once that is approved they would be able to apply for the historic tax credits. This project does not depend on these tax credits therefore it would have no impact on the project.

Chairman Hammer opened the hearing to the public.

Sharon Cuts, 15 Deerfield Road, stated she appreciates that the concerns raised last time have been addressed. She is asking if this does get approved that the fence will actually be installed. Her property is in the historic district and she is curious what the decibel noise limit is for that. She is concerned about loitering in the parking lot and thinks the security guards are a great idea. However, she wants to know how long they will be there and wanted to know if there can be a designated rideshare pickup area since many people utilize that service. She thinks the applicant should come back after 6 months versus the 12-18 months to address any issues or concerns.

Rocky Caruk, 149 Broad Street, stated he is all for this project and thinks it's a great addition to the town. This location offers plenty of parking and unlike old Wethersfield people don't have to park on the street. He thinks this is a great project.

Attorney Hope stated the fence on the site plan will be required to be installed prior to a certificate of occupancy. The decibel level is the same in the Residential zone and in the Town Center zone. The owner did state she will have security at some of the events and she can ask if they will go into the parking lot. If the Commission does think there should be parking attendants, she can ask they be in the parking lot before and after events. Regarding a potential rideshare pickup location she was thinking they could use the food truck parking space located on the south west corner or the building because the food truck would be gone by the end of the night. The applicant is open to coming back at whatever time frame the Commission requires and is open to decreasing the amount of tickets to 300.

Chairman Hammer asked if they could improve the navigation into the Kell-Strom parking lot to make it more inviting and if they could have signage for parking locations and having the employees of the live venue be directed to park at Town Hall. He suggested for the first 30-60 days there be an off-duty police officer directing traffic. In the event the lease agreement with Kell-Strom is terminated, he would like an alternate plan to be brought to the Commission.

Attorney Hope stated they are comfortable with these conditions for now. This is a new type of use so it will be a learning experience for everyone involved.

Vice Chairman Leombruni stated considering the investment this applicant is making, he thinks the time limit should be more than two years.

Chairman Hammer stated the special permit regulations say they can put a time limit on it and it says they can also have periodic check-ins. He asked the applicant if they would be agreeable to the Commission not putting a term on the approval but requiring periodic check-ins.

Attorney Hopes stated they are and clarified the special permit criteria indicating that they believe their proposed use is in a suitable location, the uses are permitted in the Town Center zone by special permit. Everything is proposed within the existing building and they are not proposing any additions or changes. This has been a landmark for Church Street since the 1800's so they feel this reuse is suitable and the architectural changes are compatible with the neighborhood. They have received the Design Review Advisory Committee approval. They are currently working with SHPO and NPS for the historic tax credit. They are reusing the existing building which helps maintain the character. This has been vacant for several years and they feel this is a great new addition to the neighborhood. They think the landscaping is appropriate and are including screening for the neighbors and they are reducing impervious by about 13,000 square feet. They submitted a traffic report and the shared parking analysis which shows they can accommodate parking required for this site. They have all the required utilities for this use. They have included stormwater improvements. Their proposal is consistent with the purpose of the Town Center zone which is to promote development and enhance focal points along Silas Deane Highway. This project is consistent with the regulations and they have provided a lighting plan that meets the regulations. They provided bicycle racks, adequate handicap spaces and sidewalk connections and believe this will have a positive impact on the neighborhood.

Commissioner Homicki asked if there is a name for the venue.

Attorney Hope stated it will be called "The Midpoint".

Town Planner Elder suggested that if the Commission does choose to act, they include a condition that any outstanding unresolved comments from the Town Engineer's memo from May 14, 2025 be resolved. The biggest one is the crosswalk which does require the local traffic authority's approval.

Vice Chairman Leombruni motioned **"TO CLOSE THE PUBLIC HEARING"** seconded by Commissioner Thompson.

Note: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Chairman Hammer motioned **“APPROVE APPLICATION 2209-25-Z COMMERCIAL DEVELOPMENT SERVICES GROUP, LLC SEEKING A SPECIAL PERMIT IN ACCORDANCE WITH SECTIONS 5.2 (PERMITTED PRINCIPAL USES), 5.3 (ACCESSORY USES & STRUCTURES) AND 5.8 (ALCOHOLIC BEVERAGES) FOR MULTI-TENANT BUILDING WITH OFFICE, RESTAURANT, PLACE OF ASSEMBLY, OUTDOOR DINING AND OTHER SIMILAR USES AT 207 CHURCH STREET WITH THE FOLLOWING CONDITIONS:**

- 1. OCCUPANCY OF THE PLACE OF ASSEMBLY SPACE (“ASSEMBLY SPACE”) SHALL NOT EXCEED 300 PERSONS;**
- 2. AT 12 MONTHS AND 24 MONTHS FOLLOWING COMMENCEMENT OF OPERATIONS, THE APPLICANT SHALL APPEAR BEFORE THE COMMISSION FOR REVIEW OF THE OPERATIONS TO DATE AND ANY ISSUES THAT MAY HAVE ARISEN WITH RESPECT TO SUCH OPERATIONS. THE COMMISSION MAY MAKE ANY ADJUSTMENTS TO THE SPECIAL PERMIT THAT IT DEEMS NECESSARY, INCLUDING BUT NOT LIMITED TO ADJUSTMENTS TO THE MAXIMUM PERMITTED OCCUPANCY OF THE ASSEMBLY SPACE AND HOURS OF OPERATION;**
- 3. IF AT ANY TIME OPERATIONS CAUSE NEGATIVE IMPACTS TO THE SURROUNDING AREA, THE COMMISSION MAY REQUIRE THE APPLICANT TO APPEAR AND PRESENT A MITIGATION PLAN, AND THE COMMISSION MAY MAKE ANY ADJUSTMENTS TO THE SPECIAL PERMIT THAT IT DEEMS NECESSARY, INCLUDING BUT NOT LIMITED TO ADJUSTMENTS TO THE MAXIMUM PERMITTED OCCUPANCY OF THE ASSEMBLY SPACE AND HOURS OF OPERATION;**
 - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A PARKING MANAGEMENT PLAN DETAILING THE MEASURES THAT IT PROPOSES TO IMPLEMENT IN ORDER TO ENSURE THAT PATRONS OF THE ASSEMBLY SPACE PARK IN THE PREMISES’ ON-SITE PARKING LOT OR IN THE LEASED PARKING AT THE KELL-STROM PROPERTY ON THE OTHER SIDE OF CHURCH STREET;**
 - INCLUDING THE POSTING OF TEMPORARY SIGNAGE ON THE PREMISES AND ON THE KELL-STROM PROPERTY DIRECTING PATRONS TO PARK IN THOSE LOCATIONS;**
 - DURING EVENTS IN THE ASSEMBLY SPACE, APPLICANT SHOULD CONSIDER USE OF AN OFF-DUTY POLICE OFFICER TO MONITOR AND CONTROL TRAFFIC, AS NEEDED;**
 - DURING EVENTS, EMPLOYEES OF ASSEMBLY SPACE SHALL BE**

DIRECTED TO PARK AT THE TOWN HALL PARKING LOT;

- **DESIGNATED RIDE SHARE PICKUP SITE TO BE LOCATED ON THE SOUTH SIDE OF THE PROPERTY, OR AS SPECIFIED ON THE PARKING MANAGEMENT PLAN;**
- **PATRONS OF THE ASSEMBLY SPACE SHALL BE DIRECTED BY ATTENDANT(S) TO PARK IN THE ONSITE PARKING LOT AND THE LEASED PARKING LOT ON THE KELL-STROM PROPERTY. THESE PARKING LOCATIONS SHALL ALSO BE NOTED ON EVENT TICKETS AND MARKETING;**
- **PATRONS OF THE ASSEMBLY SPACE SHALL BE DIRECTED TO DEPART THE SITE PROMPTLY FOLLOWING THE CONCLUSION OF EVENTS IN THE ASSEMBLY SPACE;**
- **IF THE OFFSITE PARKING AGREEMENT WITH KELL-STROM IS TERMINATED, THE APPLICANT SHALL PROMPTLY NOTIFY THE COMMISSION OF THE TERMINATION AND LIMIT THE NUMBER OF OCCUPANTS IN THE ASSEMBLY SPACE SO THAT PEAK SHARED PARKING DEMAND DOES NOT EXCEED AVAILABLE PARKING UNTIL SUCH TIME AS THE COMMISSION MAY APPROVE AN AGREEMENT FOR ALTERNATE OFFSITE PARKING;**
- **NO OUTDOOR MUSIC OR AMPLIFICATION IN THE OUTDOOR DINING AREA;**
- **APPLICANT SHALL COORDINATE WITH KELL-STROM TO ENSURE NO OBSTACLES TO PARKING SPACES AND DRIVE AISLES EXIST ON THE KELL-STROM PROPERTY; AND**
- **SUBJECT TO THE SATISFACTION OF THE TOWN ENGINEERS' COMMENTS AS PRESENTED IN THE MAY 14, 2025 MEMO, WITH THE EXCEPTION OF COMMENT NUMBER 5 REGARDING AN 11' LANE WIDTH."**

Second by Vice Chairman Leombruni.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

3. NEW BUSINESS

3.1 Public Hearing 2210-25-Z Jonathan Long seeking a Special Permit in accordance with Section 3.6.C (Accessory Buildings & Structures) of the Wethersfield Zoning Regulations for a shed over 200 Sq. Ft. at 54 Wells Road.

Jonathan Long, 54 Wells Road, stated they moved here in 2021 and they are looking to put a shed in their backyard. It will be 12 x 20 and 13 feet high. It will be 24 feet from the back-property line and 5

feet from the left side of the property line. The shed will be used for storage of seasonal equipment and personal belongings.

Vice chairman Leombruni asked if this will be a prefabricated shed.

Mr. Long stated it is.

Commissioner Thompson asked if there would be electricity in the shed.

Mr. Long stated there will be electricity but no water.

Chairman Hammer opened the hearing to the public.

There were no public comments.

Town Planner indicated that when he originally wrote his memo, the applicant had not met the requirements. However, as of yesterday the applicant came into the office and provided the plan indicating 5 feet from the side property line and 24 feet from the rear property line. It does comply with the accessory structure regulations and the applicant did satisfy his initial concerns.

Commissioner Homicki motioned **“TO CLOSE THE PUBLIC HEARING”** seconded by Vice Chairman Leombruni.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Commissioner Homicki motioned **“APPROVE APPLICATION 2210-25-Z JONATHAN LONG SEEKING A SPECIAL PERMIT IN ACCORDANCE WITH SECTION 3.6.C (ACCESSORY BUILDINGS & STRUCTURES) OF THE WETHERSFIELD ZONING REGULATIONS FOR A SHED OVER 200 SQ. FT. AT 54 WELLS ROAD”** seconded by Commissioner Dean.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

3.2 Public Hearing 2211-25-Z 341 Jordan Development LLC seeking a Zone Change in accordance with Section 10.1.G of the Wethersfield Zoning Regulations from B Residential Zone to Special Residential Development District (SRD) at 341 Jordan Lane.

Evan Seeman, Esq, Robinson & Cole LLP, One State Street, stated he is representing the applicant, Jordan Development LLC. They are here tonight seeking to change the zoning designation of 341 Jordan Lane from B-single family residential zone to the SRD district. They are also seeking to establish a master plan for this proposed project which is required under the zoning regulations. He presented a site overview of the proposed development. The property is 10.76 acres in size and contains a vacant building, constructed in 1965 that was previously used as a nursing and rehabilitation center. This site has been vacant for over a decade and now the town has an opportunity to put it back to good use. The master plan will be the blueprint for the future development of the site. They are proposing 3 midrise multifamily residential buildings, 160 dwelling units, 5% are going to be set aside as affordable housing, 240 parking spaces, recreational and amenity features, robust features and open space. 65% of the property will be landscaped, the maximum building coverage will be approximately 12%. He addressed some of the staff comments from the memo dated June 12, 2025 one of which was that this project would set the town back in achieving its 10% affordability and they disagree with that. Currently the regulations do not require any affordability. If the applicant was able to offer 10% they would but it is not viable due to the cost of demolishing the building and other expenses. Another comment he wanted to address was the question of total number of units permitted in this application. The staff memo suggests that partial acreage cannot be utilized to calculate the density requirement. They do disagree with the staff recommendation they do

believe partial acreage can be used so they used the 10.76 acres to determine their proposed number of units. In 2018 Application No. 1965-17-Z, 170 Ridge Road was approved by this commission. It was a similar use to rezone the property to the SRD and proposed the same type of units, midrise multifamily residential 13 dwelling units and 2.1 acres in size, and partial acreage was used in calculating the total number of units. They believe that the same formula should be used with this application as well.

Joe Calafiore, Managing Partner of 341 Jordan Developments, stated this former nursing home has been abandoned for over 10 years and has become an eyesore to the town. They purchased this property in 2022 and it took more than 2 years to get out of the lease with Mediplex. They gained control of the building in December of 2024 and have taken the past 5 months to put together tonight's proposal. They believe the proximity to major roadways, access to a park, and vicinity shopping and restaurants will attract young professionals and retired individuals. He believes 341 Jordan Lane is well situated to contribute to the growth and vibrancy of Wethersfield.

Jim Cassidy, P.E., Hallisey, Pearson & Cassidy Engineering Associates, Inc, 630 Main Street, Cromwell, reviewed the existing site with the Commission. The property contains an existing building formerly used as a convalescent hospital. The building's total footprint is about 83,000 square feet. He reviewed the zone change map that was submitted, they are looking to change from B zone to the SRD zone. The site is serviced by two curb cuts off Jordan Lane. Due to the condition of the property it is difficult to tell how many parking spaces there are. The site is mostly level with the lowest point being Folly Brook. There is a large portion of this property that is within the 100-year flood plain. The proposed site layout will be 3 midrise multi story buildings. The building on the west would be a three-story building with 34 units with a total footprint 14,660 sq. ft. There will be a clubhouse at the back of that building which will include a gym, community room and office space with the total size being 3,169 sq. ft. The other two buildings on the east side will be 4 story buildings each building will have 63 units with a total footprint of 19,011 sq. ft. The total building area footprint will be 55,851 sq. ft. which is significantly lower than the 83,000 sq. ft. currently on the site. They are proposing two curb cuts and the parking lot will contain 240 spaces per the zoning regulations, there are 7 accessible spaces, they are proposing amenity areas consisting of patios and rec areas. They are in the 100-year flood plain and will have mitigation work in the floodplain. They are planning on removing impervious coverage to increase buffers. He reviewed the proposed site utilities, proposed flood plain management, and phasing plan.

Chris Hill, AIA, Blue Moon Design Architectural Design, LLC, Bristol, stated building A is the three-story building on the western side with a one-story community building attachment. It contains 34 units of studios and two bed rooms. The two bedrooms are 1,180 sq. ft, one bedroom is 740 sq. ft., and studios are around 600 sq. ft. The taller buildings on the eastern side have 63 units each containing studios, one bedroom and two bedrooms. Each of the four-story buildings contain additional storage that tenants can rent and there will be a dog wash station and interior bike storage. Building materials will be a mixture of clapboard siding, shingle siding, brick accents with decorative shutters.

Matthew Baldino, P.E., Solli Engineering, reviewed the overview of existing traffic conditions. Due to the residential nature of the proposed development they looked at morning weekday peak hours and evening weekday peak hours, they utilized ITE trip generation manual to complete the trip generation associated with the proposed use and assess the potential impact of the proposed development on the adjacent street network. He presented the trip generation findings on existing vs proposed. This proposed development does not have an adverse impact on the adjacent street traffic and the adjacent signalized intersection did not see any change in level of service. They also reviewed safety and crash data over the last five years and did not identify any pattern which would require mitigation to geometric conditions. This plan would also need to be reviewed and approved by the DOT.

Attorney Seeman wanted to respond to a staff comment regarding the fiscal study in the context of the number of students expected to come from this type of development. The staff memo cites the publication of the 2020 National Home Builders Association and they believe the ratio used in the staff memo is

inaccurate. The publication includes a state by state breakdown and under Connecticut under multi-family rented units the ratio is .12. There is a separate table from that same report that shows for new multifamily construction and that ratio is .12. For rental units, this means the calculations in the staff report are not correct and closer to what is put forth by Mr. Bleinberger's analysis.

Ernie Bleinberger, Urban Economic Consultant, Strategy 5, LLC, Andover, MA, stated this project is in the conceptual stage, applying numbers to a conceptual project requires consideration. He reviewed the fiscal impact summary with the Commission. They determined that the development cost has been estimated at \$48 million to \$50 million dollars. Based on comparison with similar multi-family projects in Wethersfield the estimated property taxes will range from \$700,000 to \$800,000 annually. Building permits and other fees to be paid will likely reach or exceed \$500,000. Pupil generation is estimated at about 15 students spread across K-12 grade. This would square with about \$270,000 in fiscal costs based on cost per student of \$18,000. Economic impacts will include capital investment in construction and related development steps. This will support jobs, purchase of goods and services, and other injections of funds to the local and regional economy. This project will also create additional FTE jobs associated with property management, property maintenance, landscaping, and professional services.

Chairman Hammer asked if the \$700,000 - \$800,000 taxes annually are real estate tax excluding personal property taxes.

Mr. Bleinberger stated that was correct.

Chairman Hammer asked if the similar multi-family project they used for comparison was the Borden and how many units that has and wanted to know what the market rate would be for the apartments.

Mr. Calafiore stated he had his Property Manager compare something that is most similar to this project and that was The Borden. There are few units at The Borden but they compared units and square footage and came up with the \$700,000 - \$800,000 range. The market rate for a studio apartment would be within \$1,400 - \$1,500 range. One bedroom would be \$1,900 - \$2,000 and 2 bedrooms would be \$2,400 - \$2,500.

Commissioner Thompson asked how many studios, one bedroom and two bedrooms there will be.

Mr. Calafiore stated 14 studios, 48 1-bedrooms, and 98 2-bedrooms.

Commissioner Homicki stated the drainage issue is a little concerning and it looks like the elevation goes towards Brookside Circle.

Mr. Cassidy stated there is a drainage system that comes off of Brookside Circle and there is an easement from the town that drains down onto this property and goes south back to Folly Brook.

Commissioner Homicki stated he just worked on the 10-year master Plan of Conservation and Development and the Affordable Housing regulations. He is clear they stated it is not cost effective to do anymore then what they have offered already. He asked if they considered finding another site to offset this as part of the approval, something that might be more cost effective in a different location in the community.

Attorney Seeman stated he is not sure that has been considered or if that would still address the financial situation. He does recognize the town has spent a great deal of time studying this issue. However, right now nothing has been passed and there is no affordable housing required in the regulations but they are offering the 5%.

Mr. Calafiore stated they signed a contract for this property in 2021 and he was financing for 3.75% at the time and the construction costs were a lot lower. Right now, there is a lot of unknown and tariffs have become a big issue in this industry. He initially did not want to do anything and then agreed to the 5%. He understands there is a big need but at this point it's not financially viable.

Chairman Hammer asked what the anticipated timing will be in between phasing.

Mr. Calafiore stated once construction begins it should take 3 years from start to finish.

Town Planner suggested not to change the unit mix because contemporary community planning principles indicate it's good for there to be a mix of family types in every development. He is not an advocate for or against affordable housing but does not think there should be market controls for either the developer or the Town. However, if they don't achieve the State required 10%, their regulations could be disregarded. Additionally, regarding the floodplain, because so much of the site is within a flood plain, he suggested the applicant provide information to the Commission so they could all have some level of comfort that there is a Professional Engineer who is going to certify that they are going to be able to achieve a post build construction that won't put people's lives in danger.

Mr. Cassidy stated he has reviewed the zoning regulations as they pertain to flood regulations, Section 4.2, and all the requirements and he is more than confident with the final site plan that they will be able to construct the buildings so they meet those requirements.

Chairman Hammer opened the hearing to the public.

There were no public comments.

Commissioner Dean asked what the structure of the building will be made of.

Mr. Hill stated for these types of buildings, they do wood structures, steel structures and podium styles.

Town Planner stated if the Commission does act on this tonight and the zone change, which is an overlay zone based on what they are going to build, will be approved based on the information that was submitted in the master plan which includes parking, landscaping, the unit mix, story of the buildings and the 5% affordable housing. He does suggest they request the affordable units be constructed in commensurate numbers with the units in the same construction phase as the rest of the units. If this is approved this will allow the applicant to come back for a site plan approval.

Mr. Cassidy stated they are requesting two exceptions. (1) In the zoning regulations there is a requirement that they need to provide a minimum of 15 feet from the landscape area to the buildings. They provided the 15 feet but they are requesting to include their 6-foot-wide sidewalk as part of that landscape area. They are trying to be sensitive to the residents of the west; and (2) Another regulation states they need to provide 15% landscape area for the gross area of parking spaces in the parking lot. They are proposing 10%. They can accommodate but it involves putting those spaces back on the west side and therefore having headlights face residents on Brookside Circle.

Town Planner stated these are both reasonable and they do result in a more desirable layout and he supports those exceptions.

Attorney Seeman stated this project complies within the zoning regulations specifically the SRD zone regulations. It enhances the goal of the POCD in which there is a community need for redevelopment of this property and the POCD specifically called for encouraging affordable housing and diversity. The POCD encourages redevelopment of properties, and the community expressed the desire to change or

eliminate negative influences on the community which this property is. This project will transform an underutilized property into a vibrant multifamily residential community.

Commissioner Dean motioned **“TO CLOSE THE PUBLIC HEARING”** seconded by Commissioner Drake.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Commissioner Dean motioned **“APPROVE APPLICATION 2211-25-Z 341 JORDAN DEVELOPMENT LLC SEEKING A ZONE CHANGE IN ACCORDANCE WITH SECTION 10.1.G OF THE WETHERSFIELD ZONING REGULATIONS FROM B RESIDENTIAL ZONE TO SPECIAL RESIDENTIAL DEVELOPMENT DISTRICT (SRD) AT 341 JORDAN LANE SUBJECT TO THE FOLLOWING: APPROVE THE ZONE CHANGE BASED ON THE MASTER PLAN AND FULL APPLICATION MATERIALS AS PRESENTED; THE DEVELOPMENT OF AN INCLUSION WITHIN THE MASTER PLAN OF PORTION OF AFFORDABLE HOUSING DEVELOPMENTS WITHIN EACH PHASE THAT WILL BE NEGOTIATED BETWEEN THE DEVELOPER AND TOWN STAFF; WAIVER OF A 15 FOOT LANDSCAPE BARRIER OUTWARD FROM THE BUILDING AND ACCEPTING THAT THE SIDEWALK WILL BE INCLUDED IN THAT 15 FEET; THE REQUIREMENT OF A 15% OVERALL LANDSCAPE REQUIREMENT BE WAIVED; AND THAT THE SITE PLAN APPLICATION PHASE, THE APPLICANT SHALL PRESENT THE AFFORDABILITY PLAN AND MANAGEMENT PLAN”** seconded by Vice Chairman Leombruni.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

4. OTHER BUSINESS

5. MINUTES

5.1 May 20, 2025

Commissioner Homicki motioned **“TO APPROVE THE MAY 20, 2025 MEETING MINUTES AS WRITTEN”** seconded by Commissioner Gionfriddo.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

5.2 June 3, 2025

Commissioner Homicki motioned **“TO APPROVE THE JUNE 3, 2025 MEETING MINUTES AS WRITTEN”** seconded by Commissioner Gionfriddo.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

6. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING - None

7. CORRESPONDENCE - None

8. STAFF REPORTS

9. APPLICATIONS TO BE HEARD AT NEXT PZC MEETING – JULY 15, 2025

9.1 Public Hearing 2212-25-Z Town of Wethersfield seeking Zoning Text Amendments in accordance with Section 10.1.F of the Wethersfield Zoning Regulations to amend Sections 3.4, 3.5, 3.6, 6.2 and add proposed 6.14.

10. ADJOURNMENT

At 11:30 p.m. Commissioner Gionfriddo motioned **“TO ADJOURN THE MEETING”** seconded by Vice Chairman Leombruni.

Vote: All members including the Chairperson voted. The motion **PASSED** 9-0-0.

Respectfully Submitted,

Angela Mull, Recording Secretary