

**TOWN OF SOUTH WINDSOR AGENDA**

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING**

**TUESDAY, NOVEMBER 30, 2021  
COUNCIL CHAMBERS 7:00 PM**

**(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)**

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To view this meeting, please tune into Channel 16 if your provider is Cox Cable,  
or go to: [gmedia.swagit.com/live](http://gmedia.swagit.com/live)

**PUBLIC HEARING/ 7:00 PM**

1. **Appl. 21-41P, Evergreen Walk, LLC Multifamily Text Amendment** – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone
2. **Appl. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 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

**REGULAR MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

1. **Annual Organization Meeting**
  - a. Election of Officers
  - b. Review of Bylaws
  - c. Review of 2022 Meeting Dates
2. **Appl. 21-39P, Kilkenney Heights II-** request for two 90-day extension to file mylars in the Office of the Town Clerk
3. Prime Wellness, 75 John Fitch Boulevard, GC zone – Determination in accordance with *Section 4.1.2 Other Permitted Uses* that a hybrid cannabis facility is a permitted use in the General Commercial zone (see attached letter)
4. **Appl. 21-36P, 25 Talbot Lane Site Plan-** request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor’s Highway, I zone (action by 12/8/21)

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 9/28/21, 10/12/21, 10/26/21, 11/9/21, 11/16/21

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 21-52P Greenskies Clean Energy, LLC** – request for a site plan modification for the construction of a carport solar photovoltaic facility at the South Windsor Police Department, located at 151 Sand Hill Drive, RR zone (Applicant requests staff approval in accordance with Section 8.6)
2. **Appl. 21-53P Miller Heights Subdivision** - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot, on property located at 73 Miller Road, AA-30 zone

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

## OLD / PENDING BUSINESS – APPLICATION STATUS

^ IWA/CC pend'g; \* IWA/CC Granted; @ IWA/CC Denied; # ZBA pend'g; ! ZBA Granted; +Staff Approval pend'g

APP.	REC.		PH on	ACT by
21-36P	7/13/21	^25 Talbot Lane- 25 Talbot Lane Site Plan- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (s/ side of Governor's Highway, e/ side of Talbot Lane), I zone	PH on 10/12/21; 10/26; 11/9 and 11/23	9/16/21; 65 day ext. from IWA/CC approval extends to 12/8
21-41P	9/14/21	Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone	11/30	
21-42P	9/14/21	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 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	11/30	
21-43P	10/12/21	Charter Realty on behalf of Evergreen Walk LLC- request for a site plan modification for the re-development/construction of 12,819 sf educational building, at 528 Evergreen Way, Buckland Gateway Development Zone.		12/16/21
21-44P	10/12/21	Charter Realty on behalf of Evergreen Walk LLC- request for a site plan for the construction of a proposed 3,200 sf restaurant with outdoor seating, at 601 Evergreen Way, Buckland Gateway Development Zone.		12/16/21
21-52P	11/30/21	Greenskies Clean Energy, LLC – request for a site plan approval for the construction of a carport solar photovoltaic facility at the South Winsor Police Department, located at 151 Sand Hill Drive, RR zone (Applicant requests staff approval in accordance with Section 8.6)		2/3/22
21-53P	11/30/21	Miller Heights Subdivision - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot, on property located at 73 Miller Road, AA-30 zone	By 2/3/22	

Please Note: Application information, including mapping, can be found at: <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>