

## TOWN OF SOUTH WINDSOR AGENDA

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

TUESDAY, APRIL 26, 2022  
COUNCIL CHAMBERS 7:00 PM

(Please call the Planning Department, 860-644-2511, ext. 2253 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 either:  
[gmedia.swagit.com/live](http://gmedia.swagit.com/live) or live stream on Facebook at [www.facebook.com/SouthWindsor](http://www.facebook.com/SouthWindsor)

### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARING/ 7:00 PM

1. PZC Consideration of adoption of the Affordable Housing Plan in accordance with CGS Section 8-30
2. PZC Sponsored Text Amendment - Add Section 8.2.E to establish criteria for the resubmission of applications within one year of Commission action
3. PZC Sponsored Text Amendment- Delete Section 2.24 An one-year moratorium on retail cannabis establishments; and Add Section 7.24 Hybrid-Use Marijuana Dispensary and Production facilities; and Modify Table 4.1.1A Permitted Commercial and Industrial Uses to add Hybrid-Use Dispensary by Special Exception in the General Commercial zone and Production facilities by Site plan in the Industrial zone
4. PZC Sponsored Text Amendment- Delete Section 7.1 Accessory and In-Law apartments and definitions; add Section 3.2.3 Accessory Apartments which establishes criteria for accessory apartments in single family zones; modify Table 3.1.1A Permitted Uses; and modify Table 6.4.3 Minimum Parking Requirements. PZC also proposes to opt out of Section 6 of Public Act 21-29

### REGULAR MEETING

#### CALL TO ORDER:

#### PUBLIC PARTICIPATION:

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

1. PZC Consideration of adoption of the Affordable Housing Plan in accordance with CGS Section 8-30
2. PZC Sponsored Text Amendment - Add Section 8.2.E to establish criteria for the resubmission of applications within one year of Commission action
3. PZC Sponsored Text Amendment- Delete Section 2.24 An one-year moratorium on retail cannabis establishments; and Add Section 7.24 Hybrid-Use Marijuana Dispensary and Production facilities; and Modify Table 4.1.1A Permitted Commercial and Industrial Uses to add Hybrid-Use Dispensary by Special Exception in the General Commercial zone and Production facilities by Site plan in the Industrial zone
4. PZC Sponsored Text Amendment- Delete Section 7.1 Accessory and In-Law apartments and definitions; add Section 3.2.3 Accessory Apartments which establishes criteria for accessory apartments in single family zones; modify Table 3.1.1A Permitted Uses; and modify Table 6.4.3 Minimum Parking Requirements. PZC also proposes to opt out of Section 6 of Public Act 21-29

#### BONDS: Callings/Reductions/Settings

#### MINUTES: 4/5/22 and 4/12/22

#### OLD BUSINESS: *see page 3*

#### APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 22-17P-** Scannell Properties #644, LLC – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone
2. **Appl. 22-18P-** Scannell Properties #644, LLC – request for a site plan approval for a 241,800 sq ft warehouse and distribution center on 19.2 acres, on properties located at 67, 68 Kennedy Road and 352 Sullivan Ave., I zone, I zone

**OTHER BUSINESS:  
CORRESPONDENCE/REPORTS:**

**ADJOURNMENT:**

Please Note: Application information, including mapping, can be found at:

<https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>

**OLD / PENDING BUSINESS – APPLICATION STATUS**

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

<b>APP.</b>	<b>REC.</b>		<b>PH on</b>	<b>ACT by</b>
22-07P	2/8/22	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	on 5/10/22 (Extension granted to 5/10/22)	
22-08P	2/8/22	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	on 5/10/22 (Extension granted to 5/10/22)	
22-12P	3/22/22	J.E. Shepard Company– request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow a modular office at 185 Governor's Highway, I zone		5/26/22
22-15P	4/12/22	Lightning Fitness Expansion– request for a modification to the Special Exception approval to increase the recreational square footage from 24,000 sf to approx. 28,000 sf, on property located at 85 Nutmeg Road, I zone	By 6/16/22	