

## TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION  
PUBLIC HEARING / REGULAR MEETING

TUESDAY, FEBRUARY 26, 2019  
MADDEN ROOM 7:00 PM

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

\*\*\*\*\*

### PLEDGE OF ALLEGIANCE

### PUBLIC HEARING / MADDEN ROOM 7:00 PM

1. **PZC-Sponsored Amendments:** (1) Modify Section 3.2.2 Residential Zones (RR, AA and A) for Interior Lots 3.2.2.C.5.b to allow for an alternative to fee ownership of frontage along the public road; (2) Add Section 2.22 Fencing on Commercial/Industrial sites for fencing requirements and Modify Section 4.4 I-291 Corridor Development Zone (CD) to permit barbed wire fencing only by Special Exception; (3) Modify Table 4.1.1A for the residential provision in Permitted Commercial and Industrial Uses to allow by Special Exception rental of one of the uses

### REGULAR MEETING / MADDEN ROOM

#### CALL TO ORDER:

#### PUBLIC PARTICIPATION:

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

1. **Appl. 19-09P, Vigurs Major Home Occupation dba Your Hair** - request for renewal of a 5-year major home occupation for a hair salon at 643 Pleasant Valley Road, A-20 zone
2. **Appl. 18-62P, Able Tool & Equipment** – request for a site plan of development for the construction of an 8,000 sf inventory storage facility, on property located at 430 Burnham Street, I zone
3. **Appl. 19-03P, Chase Bank** - request for a site plan of development for the construction of a 3,470 sf bank with a drive thru facility at 190 and 240 Buckland Road, including minor site plan modifications at 206 and 218 Buckland Road, Buckland Gateway Development zone
4. **Appl. 19-11P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development concerning Unit 7D/7E to include a daycare facility, on property located at 151 Buckland Road, GD zone
5. **PZC-Sponsored Amendments:** (1) Modify Section 3.2.2 Residential Zones (RR, AA and A) for Interior Lots 3.2.2.C.5.b to allow for an alternative to fee ownership of frontage along the public road; (2) Add Section 2.22 Fencing on Commercial/Industrial sites for fencing requirements and Modify Section 4.4 I-291 Corridor Development Zone (CD) to permit barbed wire fencing only by Special Exception; (3) Modify Table 4.1.1A for the residential provision in Permitted Commercial and Industrial Uses to allow by Special Exception rental of one of the uses

#### BONDS: Callings/Reductions/Settings

#### MINUTES: 02/05/19

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

#### APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 19-14P, Heggenhougen Resubdivision** – request for a 2-lot subdivision to create one new building lot on property located at 443 Rye Street, RR and I zones

2. Appl. 19-16P, Asticou Resubdivision – request for a subdivision, approx. 5.5 acres, to create one new residential lot on property located on the southerly side of Deming Street easterly of Buckland Road (235 Deming Street), AA-30 and Buckland Gateway Development 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
18-56P	10/23/18	*Cumberland Farms, Inc. – request for a Special Exception to Table 4.1.1A and Site Plan approval for a 4,956 sf store and gasoline pumps, on property located at 779 John Fitch Boulevard, General Commercial (GC) zone	12/11/18  Continued to 2/26/19  Extension to 2/26/19 granted	
18-62P	11/27/18	*Able Tool & Equipment – request for a site plan of development for the construction of an 8,000 sf inventory storage facility, on property located at 430 Burnham Street, I zone		1/31/19 Extension to 3/1/19 granted
19-03P	1/22/19	*Chase Bank - request for a site plan of development for the construction of a 3,470 sf bank with a drive thru facility at 190 and 240 Buckland Road, including minor site plan modifications at 206 and 218 Buckland Road, Buckland Gateway Development zone		3/28/19
19-08P	1/22/19	Redland Brick KF Plant Quarry– request for a special exception to article 7.16.4 for a 5-year earth removal permit and site plan, on property located at 1440 John Fitch Boulevard, I & RR zones	3/12/19	
19-09P	2/5/19	Vigurs Major Home Occupation dba Your Hair - request for renewal of a 5-year major home occupation for a hair salon at 643 Pleasant Valley Road, A-20 zone		4/11/19
19-10P	2/5/19	M & S Paving – request for a minor site plan modification for a 24' X 60' storage building, on property located at 97 Commerce Way, I zone (applicant requests staff approval in accordance with Sec. 8.6)		4/11/19
19-11P	2/5/19	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development concerning Unit 7D/7E to include a daycare facility, on property located at 151 Buckland Road, GD zone		4/11/19
19-12P	2/5/19	*Educational Playcare, LTD – request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 16,000+/- sf daycare facility, located on property at L028 Ellington Road (to be known as 742 Ellington Road), RC zone	3/26/19	
19-14P	2/26/19	^ Heggenhougen Resubdivision – request for a 2-lot subdivision to create one new building lot on property located at 443 Rye Street, RR and I zones	3/26/19	
19-16P	2/26/19	Asticou Resubdivision – request for a subdivision, approx. 5.5 acres, to create one new residential lot on property located on the southerly side of Deming Street easterly of Buckland Road (235 Deming Street), AA-30 and Buckland Gateway Development Zone	3/26/19	