

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, MAY 28, 2019  
MADDEN ROOM 7:00 PM**

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

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**PLEDGE OF ALLEGIANCE**

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

1. **Appl. 19-26P, Lowes Outdoor Storage** -request for a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone

**REGULAR MEETING / MADDEN ROOM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

1. Preliminary discussion with Metro Realty regarding ‘Gateway Development’ signage for the new development at 190 Buckland Road (draft concept included)
2. Preliminary discussion with Rob Mannarino regarding a potential open space subdivision development on property located on the easterly side of Abbe Road, northerly of Maskel Road
3. Request from Vintage Hills II, LLC - for a waiver to Section C 3.c(1) of the Subdivision Regulations for the extension of a cul-de-sac to the northern property boundary on property located at L006 Barber Hill Road, RR zone (narrative enclosed)
4. **Appl. 19-26P, Lowes Outdoor Storage** -request for a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone
5. Review of 2019 Housing Data Analysis – information compiled as a part of a Housing Needs Assessment (Sustainable CT application enclosure included)
6. General discussion regarding housing densities as outlined in the Plan of Conservation and Development (POCD) and Main Street Study

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 4/30/19 Special Meeting and 5/14/19

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl. 19-28P, Scannell Properties #392 LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for a 421,152 sf distribution facility to include outdoor product storage, to be known as 360 Ellington Road Distribution Center, on properties located at 360 Ellington Road, 245 Chapel Road and R008 Ellington Road, I-291 Corridor 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

APP.	REC.		PH on	ACT by
19-25P	4/9/19	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development concerning Unit 8 to provide for 140 units of independent living use, on property located at 151 Buckland Road, GD zone	6/11/19	
19-26P	4/23/19	Lowes Outdoor Storage -request for a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone	5/28/19	
19-28P	5/28/19	^ Scannell Properties #392 LLC – request for Special Exception to Section 4.4.5.E and Site Plan approval for a 421,152 sf distribution facility to include outdoor product storage, to be known as 360 Ellington Road Distribution Center, on properties located at 360 Ellington Road, 245 Chapel Road and R008 Ellington Road, I-291 Corridor Development zone	6/25/19	