

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, OCTOBER 22, 2019
COUNCIL CHAMBERS/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 / COUNCIL CHAMBERS 7:00 PM

- 1. Appl. 19-49P, Sherwood Inspection Services LLC** – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence including a 398 sf addition, into professional offices, on property located at 1071 Ellington Road, A-20 zone
- 2. Appl. 19-50P, South Windsor Technologies Center, LLC-** request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors, on property located at 100 Schweir Road (formerly R010 Sullivan Avenue -easterly of Route 5, southerly of Patria Road), I zone

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

- 1. Appl. 19-44P, Cooley Realty LLC dba Powerscreen New England** – request for a site plan modification to create a storage equipment area, and renewal of a 2 year temporary and conditional permit (Section 2.13.a) for outdoor display of equipment, for property located at 140 and 240 Nutmeg Road, I zone
- 2. Appl. 19-51P, Town of South Windsor Eli Terry Elementary School** – request for a site plan modification for a two new classrooms totaling 3,143 sf in the elementary school, on property located on at 569 Griffin Road (southerly side of Griffin Road, westerly side of Graham Road), A-20 and FP zones
- 3. Appl. 19-49P, Sherwood Inspection Services LLC** – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence including a 398 sf addition, into professional offices, on property located at 1071 Ellington Road, A-20 zone
- 4. Appl. 19-50P, South Windsor Technologies Center, LLC-** request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors, on property located at 100 Schweir Road (formerly R010 Sullivan Avenue -easterly of Route 5, southerly of Patria Road), I zone
- 5. Appl. 18-29, HarborChase Assisted Living Facility** – discussion regarding removal of tree along Buckland Road (see attached correspondence)
- 6. Appl. 19-28P, 360 Ellington Road Distribution Center** – Change Order request for addition of 8 foot fencing along the Ellington Road frontage around the detention pond

BONDS: Callings/Reductions/Settings

MINUTES:

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

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
19-44P	10/15/19	*Cooley Realty LLC dba Powerscreen New England – request for a site plan modification to create a storage equipment area, and renewal of a 2 year temporary and conditional permit (Section 2.13.a) for outdoor display of equipment, for property located at 140 and 240 Nutmeg Road, I zone		12/19/19
19-47P	9/24/19	Design Professionals, Inc. – request for a Zoning Text Amendment to add new Article 4, Section 4.1.9 Sullivan Avenue Mixed-Use Development which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements	11/12/19	
19-48P	10/15/19	^Scannell Properties #405, LLC – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone		12/19/19
19-49P	10/15/19	Sherwood Inspection Services LLC – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence including a 398 sf addition, into professional offices, on property located at 1071 Ellington Road, A-20 zone	10/22/19	12/19/19
19-50P	10/15/19	South Windsor Technologies Center, LLC- request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors, on property located at 100 Schweir Road (formerly R010 Sullivan Avenue -easterly of Route 5, southerly of Patria Road), I zone	10/22/19	
19-51P	10/15/19	Town of South Windsor Eli Terry Elementary School – request for a site plan modification for a two new classrooms totaling 3,143 sf in the elementary school, on property located on at 569 Griffin Road (southerly side of Griffin Road, westerly side of Graham Road), A-20 and FP zones		12/19/19