

TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION
PUBLIC HEARING / REGULAR MEETING

TUESDAY, NOVEMBER 26, 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 / PUBLIC HEARING 7:00 PM

1. **Appl. 19-47P, Design Professionals, Inc.** – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone 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
2. **Appl. 19-55P, Michels Corporation**- request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **CGS 8-24 Referral** regarding the purchase of approximately 3 acres of property located at 1355 Ellington Road
2. **Appl. 19-53P, Kuhns Family Properties LLC** – request for renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at L001 and L002 Schweir Road, I zone
3. **Appl. 19-55P, Michels Corporation**- request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone
4. **Appl. 18-29, HarborChase Assisted Living Facility** – discussion regarding removal of tree along Buckland Road

BONDS: Callings/Reductions/Settings

MINUTES: 11/12/19

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 19-55P, Michels Corporation**- request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I 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 |
|--------|----------|---|----------|---------|
| 19-47P | 9/24/19 | Design Professionals, Inc. – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone 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 | 11/26/19 | |
| 19-53P | 11/12/19 | Kuhns Family Properties LLC - request for renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at L001 and L002 Schweir Road, I zone | | 1/16/20 |
| 19-54P | 11/12/19 | Buckland East, LLC – request for The Gateway General Plan of Development for a mixed retail and office development with approximately 36,700 sf of retail space and 85,700 sf of office space, on property located at 200 Gateway Boulevard (formally 190 Buckland Road), 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone | | 1/16/20 |
| 19-55P | 11/26/19 | Michels Corporation- request for a two year temporary and conditional permit for a temporary staging area and storage of equipment for EverSource contractors on approximately 5 acres, on property located at 416 John Fitch Boulevard (westerly of Route 5, south side of Pleasant Valley Road), I zone | 11/26/19 | |