

## TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING

TUESDAY, FEBRUARY 11, 2020  
COUNCIL CHAMBERS 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 / COUNCIL CHAMBERS

1. **Appl. 20-03P, Design Professionals, Inc.** – request for a Zoning Text Amendment to modify Section 4.2.11C.3 Off-Street Parking to allow for the reduction in the front yard setback to 30 feet with the incorporation of a variety landscape architectural design elements that complement the surrounding landscapes and building architecture
2. **Appl. 20-05P, Real Estate Advisory Group LLC** – request for a Special Exception to Table 4.1.1A and Site Plan of Development for equipment sales, service and rentals on property located at 1239 and 1249 John Fitch Boulevard, I zone
3. **Appl. 20-06P, Town of South Windsor** – request for a two year temporary and conditional permit for a 500 sf business office within the Community Building for the South Windsor Chamber of Commerce, on property located at 1776 Ellington Road, RR zone

### REGULAR MEETING / COUNCIL CHAMBERS

#### CALL TO ORDER:

#### PUBLIC PARTICIPATION:

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

1. **Appl. 20-08P, Mactaw CT Inc, dba Pete's RV and Vans RV** – request renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at 317 Chapel Road, I-291 Corridor Development zone
2. **Appl. 20-03P, Design Professionals, Inc.** – request for a Zoning Text Amendment to modify Section 4.2.11C.3 Off-Street Parking to allow for the reduction in the front yard setback to 30 feet with the incorporation of a variety landscape architectural design elements that complement the surrounding landscapes and building architecture
3. **Appl. 20-05P, Real Estate Advisory Group LLC** – request for a Special Exception to Table 4.1.1A and Site Plan of Development for equipment sales, service and rentals on property located at 1239 and 1249 John Fitch Boulevard, I zone
4. **Appl. 20-06P, Town of South Windsor** – request for a two year temporary and conditional permit for a 500 sf business office within the Community Building for the South Windsor Chamber of Commerce, on property located at 1776 Ellington Road, RR zone
5. **Appl. 19-28P, 360 Ellington Road Distribution Facility** – change order to reestablish the tree'd area that was cleared
6. Discussion regarding a Residential Moratorium

**BONDS:** Callings/Reductions/Settings

**MINUTES:**

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl. 20-08P, Mactaw CT Inc, dba Pete's RV and Vans RV** – request renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at 317 Chapel 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 pend'g

APP.	REC.		PH on	ACT by
19-57P	12/10/19	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store, including a gas station, on Unit 12 (combining retail sf originally shown on Units 4, 9, 12 and 13), on property located at 151 Buckland Road, Buckland Gateway Development Zone	2/25/20 <i>30 day ext. granted; PH by 3/14/20</i>	
19-58P	12/10/19	Evergreen Walk LLC – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan	3/10/20 <i>30 day ext. granted; PH by 3/14/20</i>	
20-03P	1/14/20	Design Professionals, Inc. – request for a Zoning Text Amendment to modify Section 4.2.11C.3 Off-Street Parking to allow for the reduction in the front yard setback to 30 feet with the incorporation of a variety landscape architectural design elements that complement the surrounding landscapes and building architecture	2/11/20 <i>PH by 3/19/20</i>	
20-04P	1/14/20	^Chestnut Ridge Subdivision – request from Horseshoe Lane Assoc, LLC for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 56+ acres, to create a total of 19 lots, on property located at 534 Barber Hill Road (easterly side of Barber Hill Road, southerly of East Windsor town line), RR zone	3/10/20 <i>PH by 3/19/20</i>	
20-02P	1/28/20	*Kilkenny Heights II Subdivision- request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones	3/24/20 <i>PH by 4/2</i>	
20-05P	1/28/20	Real Estate Advisory Group LLC – request for a Special Exception to Table 4.1.1A and Site Plan of Development for equipment sales, service and rentals on property located at 1239 and 1249 John Fitch Boulevard, I zone	2/11/20 <i>PH by 4/2</i>	
20-06P	1/28/20	Town of South Windsor – request for a two year temporary and conditional permit for a 500 sf business office within the Community Building for the South Windsor Chamber of Commerce, on property located at 1776 Ellington Road, RR zone	2/11/20 <i>PH by 4/2</i>	
20-08P	2/11/20	Mactaw CT Inc, dba Pete's RV and Vans RV – request renewal of a two year temporary and conditional permit for the storage of up to 50 campers on property located at 317 Chapel Road, I-291 Corridor Development zone		4/16/20