

TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING

TUESDAY, JUNE 9, 2020
VIRTUAL ONLINE MEETING 7:00 PM

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

To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or Channel 6082 if your provider is Frontier, or go to: gmedia.swagit.com/live

WEBEX Conference Call In number 855-925-2801

Meeting Code: 9180

Call-in Instructions on Page 2

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

The public is welcome to email comments to planningzoningcomments@southwindsor-ct.gov

1. **Appl. 20-25P, Costco Wholesale Text Amendment** - request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone
2. **Appl. 19-57P 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 (**Public Hearing Continued from 3/10/20**)

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

The public is welcome to email comments to planningzoningcomments@southwindsor-ct.gov
Also, please see Page 2 of this agenda for information on how to participate by phone at the meeting.

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

1. Use Determination in the Buckland Gateway Development zone (see letter from John Toic, First Hartford Realty Corp).
2. Reappointment of Architecture and Design Review Board Members (see ADRC memo)

BONDS: Callings/Reductions/Settings

MINUTES: 5/12/20

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 20-27P, The Gateway Buckland East, LLC – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

How to participate through the WEBEX Conference Call

Call-in Number: 855-925-2801

Meeting Code: 9180

1. When you call the phone number, you will hear welcome to public input.com and it will ask for the code. Type the code in. The message repeats if you don't enter the code right away.
2. You will hear, Welcome to the meeting line for "Planning and Zoning Commission Public Hearing/Regular Meeting", you are joining with your microphone muted, for more options press star.
3. It is not on the menu, but during the public input portion of the meeting, pressing *3 will show you want to speak and you will be entered into a que. When it's your turn to speak, you will hear a voice announcement. While in the que, you are in the waiting room and will hear the meeting audio. For more options press *.
4. When your speaking time is through, you will hear a message, Thank you for speaking you are now muted, you can request to speak again by pressing *3.

Please Note: Application information, including mapping, can be found at:

<https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>

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	3/10/20 Continued to 6/9/20 <i>65 day ext. granted</i> <i>extension allowed through Executive Order</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	PH NOT SCHEDULED <i>65 day ext. granted; PH by 4/18/20</i> <i>extension allowed through Executive Order</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 (continued by 6/13/20) <i>65 day ext. granted</i> <i>extension allowed through Executive Order</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	PH NOT SCHEDULED <i>65 day ext. granted;</i> <i>PH by 6/620</i> <i>extension allowed through Executive Order</i>	
20-25P	5/12/20	Costco Wholesale Text Amendment - request to modify Section 4.2.11.F (2) to allow, by Special Exception, changes to hours of loading activities, deliveries or pickups provided certain requirements are satisfied, specifically: minimum size of the facility, distance from residential zones/area, truck routing plan avoiding residentially zoned areas; and incorporation of design criteria to mitigate noise from loading areas, for properties located in the Buckland Road Gateway Development Zone	6/9/20	
20-27P	6/9/20	The Gateway Buckland East, LLC – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone		8/13/20