

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, SEPTEMBER 8, 2020  
VIRTUAL ONLINE MEETING 7:00 PM**

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

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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](http://gmedia.swagit.com/live)

WEBEX Conference Call-In Number: **855-925-2801**

Meeting Code: **8753** (Call-In Instructions on Page 2)

**PLEDGE OF ALLEGIANCE**

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

The public is welcome to email comments to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov) or to call in through the above referenced WEBEX call-in number.

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. Appl. 20-40P, Progressive Sheet Metal LLC** - request for a site plan modification to add approximately 3,230 sf to the existing facility, on property located at 49 Mascolo Road, I zone
- 2. App. 20-04P, Chestnut Ridge Open Space Subdivision** - request for two consecutive 90-day extensions for filing subdivision plans

**PUBLIC HEARING / Webex Conference ONLINE MEETING 7:30 PM**

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- 1. Appl. 20-02P, 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 **(Continued from 8/18/20)**

**REGULAR MEETING (cont'd)**

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 7/28/20, 8/18/20

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl. 20-48P, Barry Equipment Company, Inc.** – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, I zone

**Appl. 20-49P, Valvoline Instant Oil Change** - request for site plan modification to construct a 3,837 sf oil change facility, on property located at 818 Sullivan Avenue, GC zone

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

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## How to participate through the WEBEX Conference Call:

Call-in Number: **855-925-2801**

Meeting Code: **8753**

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 do not 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 queue. When it is your turn to speak, you will hear a voice announcement. While in the queue, 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
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	65 day ext. granted; extension allowed through Executive Order 8/18/20 continued to 9/8/20	
20-40P	7/14/20	Progressive Sheet Metal LLC - request for a site plan modification to add approximately 3,230 sf to the existing facility, on property located at 49 Mascolo Road, I zone		9/17/20
20-41P	7/28/20	One Buckland Center LLC - request for a site plan modification to allow the addition of a left-turn lane through the existing median on Buckland Road to access property at 1 Buckland Road, RC zone	9/22/20	10/1/20
20-44P	8/18/20	*Costco Wholesale – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone	Tentatively 10/13/20	
20-48P	9/8/20	^Barry Equipment Company, Inc. – request for Special Exception to Table 4.1.1A for equipment sales, service and rentals and Site Plan approval to construct a 5,000 sf building addition, a 34,739 sf storage yard, and a 2,463 sf display area in front of existing facility, on property located at 1608 John Fitch Boulevard, I zone		11/12/20
20-49P	9/8/20	^Valvoline Instant Oil Change - request for site plan modification to construct a 3,837 sf oil change facility, on property located at 818 Sullivan Avenue, GC zone		11/12/20