

**TOWN OF SOUTH WINDSOR AGENDA**

**PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**TUESDAY, JANUARY 14, 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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**~MEETING CANCELLED~**

**PLEDGE OF ALLEGIANCE**

**REGULAR MEETING / COUNCIL CHAMBERS 7:00 PM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

- 1. Appl. 20-01P, TOSW Pleasant Valley Elementary School Temporary Classrooms** – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR
- 2. 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 (Public Hearing closed 12/10/19)
- 3. Appl. 14-58P, Sullivan Avenue Industrial Park**– request for 5 year extension to complete associated subdivision improvements
- 4. Appointments to CRCOG Regional Planning Commission**

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 12/10/19

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED:**

- 1. Appl. 20-01P, TOSW Pleasant Valley Elementary School Temporary Classrooms** – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR
- 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

**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	Public Hearing closed 12/10/19	2/13/20
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		2/13/20
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		2/13/20
20-01P	1/14/20	TOSW Pleasant Valley Elementary School Temporary Classrooms – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR zone		3/19/20
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	