

REVISED

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, FEBRUARY 25, 2020
COUNCIL CHAMBERS 7:00 PM**

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING / COUNCIL CHAMBERS

- 1. **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 **POSTPONED AT APPLICANT’S REQUEST UNTIL MARCH 10, 2020**
- 2. **Appl. 19-58P, 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

REGULAR MEETING / COUNCIL CHAMBERS

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

- 1. **Appl. 19-58P, 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

BONDS: Callings/Reductions/Settings

MINUTES: 1/28/20

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

- 1. Appl. 20-11P, Erik A. Nowak dba Nowak Family Chiropractic - request for renewal of a 5-year major home occupation to operate a chiropractic office at 146 Oakland Road, RR zone
- 2. Appl. 20-13P, Simmons Premier Soccer Club - request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone
- 3. Appl. 20-14P, Chalikonda Major Home Occupation dba Shree Skin Care Major Home Occupation - request for renewal of a 5-year permit for a major home occupation on property located at 85 High Ridge Road, A-30 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	3/10/20 <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	2/25/20 <i>30 day ext. granted; PH by 3/14/20</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>	
20-11P	2/25/20	Erik A. Nowak dba Nowak Family Chiropractic - request for renewal of a 5-year major home occupation to operate a chiropractic office at 146 Oakland Road, RR zone		4/30/20
20-13P	2/25/20	Simmons Premier Soccer Club - request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone		4/30/20
20-14P	2/25/20	Chalikonda Major Home Occupation dba Shree Skin Care Major Home Occupation - request for renewal of a 5-year permit for a major home occupation on property located at 85 High Ridge Road, A-30 zone		4/30/20