

**TOWN OF SOUTH WINDSOR AGENDA- REVISED**

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

**TUESDAY, MAY 24, 2022  
COUNCIL CHAMBERS 7:00 PM**

**(Please call the Planning Department, 860-644-2511, ext. 2253 if you will be absent)**

\*\*\*\*\*

To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or go to either:  
[gmedia.swagit.com/live](http://gmedia.swagit.com/live) or live stream on Facebook at [www.facebook.com/SouthWindsor](http://www.facebook.com/SouthWindsor)

**PLEDGE OF ALLEGIANCE  
PUBLIC HEARING/ 7:00 PM**

1. PZC Sponsored Revised Text Amendment- Delete Section 2.24 An one-year moratorium on retail cannabis establishments; and Add Section 7.24 Hybrid-Use Cannabis Dispensary and Production facilities including definitions; and Modify Table 4.1.1A Permitted Commercial and Industrial Uses to add Hybrid-Use Dispensary by Special Exception in the General Commercial zone; Cannabis production facilities and Micro cultivator facilities by Special Exception in the Industrial zone and Modify Table 3.1.1A Permitted Residential Uses to include Micro-cultivator of cannabis by special exception on farms in excess of 50 acres in the Rural Residential zone, subject to specific setbacks (Continued from 4/26/22)
2. Appl. 22-07P, Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone (Postponed to 6/14/22 per request of the applicant)
3. Appl. 22-08P, Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone (Postponed to 6/14/22 per request of the applicant)

**REGULAR MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

1. PZC Sponsored Revised Text Amendment- Delete Section 2.24 An one-year moratorium on retail cannabis establishments; and Add Section 7.24 Hybrid-Use Cannabis Dispensary and Production facilities including definitions; and Modify Table 4.1.1A Permitted Commercial and Industrial Uses to add Hybrid-Use Dispensary by Special Exception in the General Commercial zone; Cannabis production facilities and Micro cultivator facilities by Special Exception in the Industrial zone and Modify Table 3.1.1A Permitted Residential Uses to include Micro-cultivator of cannabis by special exception on farms in excess of 50 acres in the Rural Residential zone, subject to specific setbacks
2. Appl. 22-07P, Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone (Postponed per request of the applicant)

3. Appl. 22-08P, Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone (Postponed per request of the applicant)

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 4/26/22 & 5/10/22

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**OTHER BUSINESS:**

**CORRESPONDENCE/REPORTS:**

**ADJOURNMENT:**

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

<b>APP.</b>	<b>REC.</b>		<b>PH on</b>	<b>ACT by</b>
22-07P	2/8/22	Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone	on 5/10/22 (Extension granted to 5/10/22) cont. to 5/24/22	
22-08P	2/8/22	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone	on 5/10/22 (Extension granted to 5/10/22) cont. to 5/24/22	
22-17P	4/26/22	Scannell Properties #644, LLC – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone	Tentatively 6/14/22	7/1/22
22-18P	4/26/22	Scannell Properties #644, LLC – request for a site plan approval for a 241,800 sq ft warehouse and distribution center on 19.2 acres, on properties located at 67, 68 Kennedy Road and 352 Sullivan Ave., I zone.	Tentatively 6/14/22	7/1/22