

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
SPECIAL MEETING**

**TUESDAY, MARCH 15, 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 or live stream on Facebook at www.facebook.com/SouthWindsor

PLEDGE OF ALLEGIANCE

REGULAR MEETING/ 7:00 PM

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. PZC Sponsored Text Amendment- Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts.
2. **Appl. 22-01P, 25 Talbot Lane Site Plan**- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor’s Highway (southerly side of Governor’s Highway, easterly side of Talbot Lane), I zone (action by 3/17/22)
3. **Appl. 22-06P, Peoples Bank on behalf of Evergreen Walk LLC** – request for site plan approval for a 2,000 sf bank, located on Unit 5a (southwesterly corner of Buckland Road and Cedar Ave), on property located at 151 Buckland Road, Buckland Gateway Development Zone (action by 3/31/22)
4. Presentation/discussion of the Draft Affordable Housing Plan with Glen Chalder from Planimetrics (draft previously distributed)
5. **Appl. 15-48P, One Buckland Center** – change order request to modify required parking to accommodate a restaurant use (discussion continued from 2/15/22)
6. **Appl. 18-23P, 150 Sullivan Ave LLC** – request for a site change order for changes to approved building locations
7. **Appl. 21-56P Prime Wellness of CT** - request under Section 6.4.7 to create an off-site parking lot for 20 cars on 45 John Fitch Boulevard for the Prime Wellness hybrid facility proposed at 75 John Fitch Boulevard, GC zone (action by 3/23/22)

BONDS: Callings/Reductions/Settings

MINUTES: 1/25/22, 2/8/22, 2/15/22, 3/8/22

OLD BUSINESS: *see page 2*

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
		PZC Sponsored Text Amendment- Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts.	1/25/22; 2/15/22	
21-56P	11/23/21	Prime Wellness of CT - request under Section 6.4.7 to create an off-site parking lot for 20 cars on 45 John Fitch Boulevard for the Prime Wellness hybrid facility proposed at 75 John Fitch Boulevard, GC zone		1/27/22; Ext to 3/23/22
22-01P	1/11/22	25 Talbot Lane Site Plan- request by UW Vintage Lane II,LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone.	2/8/22; 2/15/22; 3/15/22	3/17/22
22-03P	1/11/22	Kathy Kerrigan – request for a text zoning text change to add language to put in place an immediate one-year Moratorium for the proposal of any on New Warehouse/Distribution Centers to allow for zoning regulation changes to be put in place to address public concerns	Ext granted to On 3/22/22	
22-06P	1/25/22	Peoples Bank – request for site plan approval for a 2,000 sf bank, located on Unit 5a (southwesterly corner of Buckland Road and Cedar Ave), on property located at 151 Buckland Road, Buckland Gateway Development Zone		3/31/22
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	(by 4/14/22); ext granted to 5/10	
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	(by 4/14/22); ext granted to 5/10	
22-09P	2/8/22	Simmons Soccer Field T&C- 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		4/14/22
22-10P	2/8/22	1496 Realty Associates – request for a two year temporary and conditional permit for use of approximately 4,500 sf of lawn area for outdoor storage of trailers, on property located at 1496 John Fitch Boulevard, I zone	On 4/12/22	
22-11P	3/8/22	Villa of Lebanon T&C- request for a two year temporary and conditional permit for the storage of food trailers, on property located at 797 John Fitch Boulevard, GC Zone	On 4/12/22	