

**TOWN OF SOUTH WINDSOR**  
**PLANNING & ZONING COMMISSION**

**SPECIAL MEETING/EXECUTIVE SESSION MINUTES**

**JUNE 20, 2023**

**MEMBERS PRESENT:** Stephanie Dexter, Kevin Foley, Bart Pacekonis, Stephen Wagner, and Alan Cavagnaro

**ALTERNATES PRESENT:** Paul Bernstein sat for Michael LeBlanc; Carolyn Carey sat for Bob Vetere

**STAFF PRESENT:** Michele Lipe, Director of Planning

**SPECIAL MEETING**

**CALL TO ORDER**

Chairman Pacekonis called the meeting to order at 7:00pm.

Paul Bernstein sat for Michael LeBlanc; Carolyn Carey sat for Bob Vetere.

**EXECUTIVE SESSION**

1. Discussion with the Town Attorney Kari Olson related to litigation for **Appl. 21-11P, REESG Newco South Windsor, LLC** – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone- Town Attorney Kari Olson to be present, applicant Eliot Gerstene and Attorney David Sherwood
2. Discussion related to litigation for **Appl. 22-01P, 25 Talbot Lane Site Plan**- requested 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, I zone- Town Attorney Kari Olson to be present

Commissioner Wagner motioned to enter Executive Session. Commissioner Dexter seconded the motion. The motion was called. The motion passed unanimously. The Commission entered Executive Session at 7:00pm.

Commissioner Wagner motioned to exit Executive Session. Commissioner Carey seconded the motion. The motion was called. The motion passed unanimously.

**ADJOURNMENT:** The meeting adjourned by consensus at 9:10pm.

Respectfully Submitted,

Joshua Stern  
Administrative Secretary/Land Use Coordinator