

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

Application Number: 20-03P
Official Receipt Date: 1-14-20
Munis Application #: 201902938



APPLICANT: Design Professionals, Inc.

PROJECT NAME: Gateway Development Zoning Text Amendment - Section 4.2.11 C. 3.

COMPLETE LOCATION OF PROPERTY: N/A

OWNER OF RECORD ON LAND RECORDS: N/A

OWNER ADDRESS: N/A

GIS PIN # N/A ZONE GD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Peter R. DeMallie Design Professionals, Inc. PO Box 1167 South Windsor, CT 06074
860-291-8755

Estimated presentation time: 15

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Site Plan of Development ☐ New ☐ Modification Building(s) Sq Ft _____
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☒ Regulation Amendment ☒ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Peter R. DeMallie
Signature of Applicant
Peter R. DeMallie

N/A
Signature of Property Owner

Print Name of Applicant

Print Name of Property Owner

Revised 1/9/2017

Proposed Zoning Text Amendment

Gateway Development Zone

Front Yard Setback – Parking

December 30, 2019

Section 4.2 Buckland Road Gateway Development Zone (GD)

Section 4.2.11 Access and Parking

Modify Section 4.2.11 C. 3. Off-Street Parking, to read as follows:

“ 3. No required front yard setbacks shall be used for parking or circulation (except for entrance drives to the site), however, a thirty (30) feet front yard may be applied for parking setbacks or circulation, subject to Commission approval, in instances where exceptional front yard landscaping is proposed. Exceptional front yard landscaping shall be comprised of a combination of some or all of the following landscape architectural components: a variety of plant materials with four season interest; larger caliper trees at installation; lawn and plant materials irrigation systems; New England style accent stone walls; ornamental fencing/accents; berms and other forms of vehicular screening. In reviewing such plan, the Commission shall conclude that the landscape architectural design is exceptional, improves on the visual effect of a wider yard, and is complimentary to the surrounding landscapes and building architecture.”

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS		
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM:	<input checked="" type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality: South Windsor
TO:	Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 01/03/2020
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:		
NATURE OF PROPOSED CHANGE:		
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		<input checked="" type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input checked="" type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 02/11/2020		
MATERIAL SUBMITTED HEREWITH:		
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change	<input checked="" type="checkbox"/> Supporting Statements
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)	Name: Michele R. Lipe, AICP	
Date Received:	Title: Director of Planning	
Sent certified/e-mail?	Address: 1540 Sullivan Avenue South Windsor, CT 06074	
File Number	Phone: 860-644-2511 Ext. 252 Email: michele.lipe@southwindsor.org	

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region