

**TOWN OF SOUTH WINDSOR AGENDA**

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING / REGULAR MEETING  
(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)**

**TUESDAY, JANUARY 12, 2021  
VIRTUAL ONLINE MEETING 7:00 PM**

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To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or Channel 6082 if your provider is Frontier, or go to: [gmedia.swagit.com/live](http://gmedia.swagit.com/live)

WEBEX Conference Call-In Number: **855-925-2801**

Meeting Code: **8639** (Call-In Instructions on Page 2)

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM**

The public is welcome to email comments to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov) or to call in through the above referenced WEBEX call-in number. Please see Page 2 of this agenda for information on how to participate by phone at the meeting.

- 1. Appl. 20-55P, Johnstone Text Amendment** – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the “Major Home Occupation” criteria to require a minimum of 50% of product offered for sale must be made on the premises (**Continued from 12/8/20**)
- 2. Appl. 20-56P, UW Vintage Lane II, LLC** – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone (**Continued from 12/8/20**)

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

- 1. Appl. 20-55P, Johnstone Text Amendment** – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the “Major Home Occupation” criteria to require a minimum of 50% of product offered for sale must be made on the premises
- 2. Appl. 20-56P, UW Vintage Lane II, LLC** – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone
- 3. CGS Referral 8-24** regarding the purchase of property located at 1645 Ellington Road for the housing of Town Offices
- 4. Receipt and discussion of recommended zoning regulation text amendments for Electric Vehicle Supply Equipment**

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 11/24/20 and 12/8/20

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

**APPLICATIONS OFFICIALLY RECEIVED:**

Appl. 21-01P, Town of South Windsor Fairgrounds at Rye Street Park – request for a modification to allow limited use of the Troy Road access (currently emergency only), on property located at 75 Brookfield Street (westerly side of Brookfield Street and northerly side of Troy Road), RR zone

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

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**How to participate through the WEBEX Conference Call:**

Call-in Number: **855-925-2801**

Meeting Code: **8639**

1. When you call the phone number, you will hear welcome to public input.com and it will ask for the code. Type the code in. The message repeats if you do not enter the code right away.
2. You will hear, Welcome to the meeting line for “Planning and Zoning Commission Public Hearing/Regular Meeting”, you are joining with your microphone muted, for more options press star.
3. It is not on the menu, but during the public input portion of the meeting, pressing \*3 will show you want to speak and you will be entered into a queue. When it is your turn to speak, you will hear a voice announcement. While in the queue, you are in the waiting room and will hear the meeting audio. For more options press \*.
4. When your speaking time is through, you will hear a message, Thank you for speaking you are now muted, you can request to speak again by pressing \*3

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

APP.	REC.		PH on	ACT by
20-54P	10/13/20	<b>WITHDRAWN</b> - Maffucci dba Vito's Restaurant "Weddings on the Farm" – request for a two year temporary and conditional permit to hold up to four (4) wedding and/or corporate events between June and October, on property located at 653 and 677 Rye Street, and 5 Saxton Lane East Windsor, RR zone	<i>Public Hearing must start by 3/17/21 90 day extension allowed through Executive Order</i>	
20-55P	10/27/20	Johnstone Text Amendment – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the "Major Home Occupation" criteria to require a minimum of 50% of product offered for sale must be made on the premises	12/8/20 Continued to 1/12/21 <i>Public Hearing must start by 12/31/20</i>	
20-56P	11/10/20	*UW Vintage Lane II, LLC – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone	12/8/20 Continued to 1/12/21 <i>Public Hearing must start by 1/14/21</i>	
20-58P	12/08/20	^Stemrose, LLC – request for a Site Plan Modification for reuse of two commercial buildings; a 5,240 sf building for commercial bakery distribution, and a 5,000 sf storage building with 1,250 sf office, on property located at 357, 361, and 363 Pleasant Valley Road, I zone		2/11/21
21-01P	1/12/21	Town of South Windsor Fairgrounds at Rye Street Park – request for a modification to allow limited use of the Troy Road access (currently emergency only), on property located at 75 Brookfield Street (westerly side of Brookfield Street and northerly side of Troy Road), RR zone		3/17/21