

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, JANUARY 24, 2023
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
PUBLIC HEARING/7:00 PM:**

- 1. Appl. 22-41P Telecommunications Facilities Zone Text Amendment-** request by the Town of South Windsor to modify Section 7.18.4 General requirements, subsection d and j to allow for commercial wireless towers owned by the Town to be of a lattice design, limited in size.

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

MINUTES: 1/10/23

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

- 1. Appl. 22-41P Telecommunications Facilities Zone Text Amendment-** request by the Town of South Windsor to modify Section 7.18.4 General requirements, subsection d and j to allow for commercial wireless towers owned by the Town to be of a lattice design, limited in size.
- 2. Use Determination Letter- Unit 5 Evergreen Walk** (See attached letter)
3. Discussion and review of draft residential regulations
4. Discussion and review of draft warehouse regulations

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

OTHER BUSINESS:

CORRESPONDENCE/REPORTS:

1. Letter from resident

ADJOURNMENT:

Please Note: Application information, including mapping, can be found at:

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 or meeting on	ACT by
22-41P	11/15/22	Telecommunications Facilities Zone Text Amendment- request by the Town of South Windsor to modify Section 7.18.4 General requirements, subsection d and j to allow for commercial wireless towers owned by the Town to be of a lattice design, limited in size.	On 1/10/22	PH by 1/19/23
		PZC Sponsored Text Amendment- Remove Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing; Modify Sec 2.8 Corner visibility and fencing requirements; Add Section 2.24 Inclusionary Zoning requirements for percentages of affordable units in multi-family zones and the add affordability requirements reference into all multi-family regulations; Modify Table 3.1.2A minimum acreage for Multi-Family Zones; Modify Sec 3.1.2.B requirements for buildable lot configurations; Modify Sec 3.2.2 Interior bulk requirements; Modify Sec 3.4 Unit Mix type in MF-A zones; Modify Sec 7.7 Elderly Housing bulk requirements and add in parking and landscaping requirements; Modify Sec 7.14 Open Space Subdivision, Table 7.14.5A lots dimensions; Add Sec 7.17 Senior Residence Developments; Modify Sec 7.22 Multi-family Assisted Housing zone regulations with criteria to allow such developments in commercial zones; Modify Appendix C Outdoor Lighting Guidelines to add Dark Sky compliant information; and Modify Sec 10.3 to add definitions	2/14/22	
		PZC Sponsored Text Amendment- Add to Definitions; Chapter 3, Sections H. Inclusionary Zoning requirements, I. Agricultural Division, J. First Cut, K Lot line Revisions; Chapter 4, Modify Section B and C with minor changes related to landscaping and sidewalk requirements; Add Appendix B regarding street trees.	2/14/22	

<https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>