

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING**

**TUESDAY, JANUARY 28, 2020
COUNCIL CHAMBERS 7:00 PM**

(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)

PLEDGE OF ALLEGIANCE

REGULAR MEETING / COUNCIL CHAMBERS 7:00 PM

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

- 1. Appl. 20-01P, TOSW Pleasant Valley Elementary School Temporary Classrooms** – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR
- 2. Appl. 19-47P, Design Professionals, Inc.** – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements (Public Hearing closed 12/10/19)
- 3. Appl. 14-58P, Sullivan Avenue Industrial Park**– request for 5 year extension to complete associated subdivision improvements
- 4. Appointments to CRCOG Regional Planning Commission**

BONDS: Callings/Reductions/Settings

MINUTES: 12/10/19

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

- 1. Appl. 20-01P, TOSW Pleasant Valley Elementary School Temporary Classrooms** – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR
- 2. Appl. 20-03P, Design Professionals, Inc.** – request for a Zoning Text Amendment to modify Section 4.2.11C.3 Off-Street Parking to allow for the reduction in the front yard setback to 30 feet with the incorporation of a variety landscape architectural design elements that complement the surrounding landscapes and building architecture
- 3. Appl. 20-04P, Chestnut Ridge Subdivision** – request from Horseshoe Lane Assoc, LLC for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 56+ acres, to create a total of 19 lots, on property located at 534 Barber Hill Road (easterly side of Barber Hill Road, southerly of East Windsor town line), RR zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

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
19-47P	9/24/19	Design Professionals, Inc. – request for a Zoning Text Amendment to add new Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements	Public Hearing closed 12/10/19	2/13/20
19-57P	12/10/19	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store, including a gas station, on Unit 12 (combining retail sf originally shown on Units 4, 9, 12 and 13), on property located at 151 Buckland Road, Buckland Gateway Development Zone	2/11/20	
19-58P	12/10/19	Evergreen Walk LLC – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan	2/25/20	
20-01P	1/14/20	TOSW Pleasant Valley Elementary School Temporary Classrooms – request for a site plan modification for five (5) portable classrooms, totaling 6,494 sf, 591 Ellington Road, RR zone		3/19/20
20-03P	1/14/20	Design Professionals, Inc. – request for a Zoning Text Amendment to modify Section 4.2.11C.3 Off-Street Parking to allow for the reduction in the front yard setback to 30 feet with the incorporation of a variety landscape architectural design elements that complement the surrounding landscapes and building architecture	2/11/20	
20-04P	1/14/20	^Chestnut Ridge Subdivision – request from Horseshoe Lane Assoc, LLC for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 56+ acres, to create a total of 19 lots, on property located at 534 Barber Hill Road (easterly side of Barber Hill Road, southerly of East Windsor town line), RR zone	3/10/20	