

# TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION  
PUBLIC HEARING / REGULAR MEETING

TUESDAY, FEBRUARY 9, 2021  
VIRTUAL ONLINE MEETING 7:00 PM

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

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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: **9432** (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. 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
2. **PZC Sponsored Zoning Text Amendment** – request for a Zoning Text Amendment to modify Section 7.15 Outdoor Dining Permits to increase the number of tables/seats allowed through staff approval to 24 Tables/96 Seats (**Continued from 1/26/21**)
3. **PZC Sponsored Zoning Text Amendment** – request for a Zoning Text Amendment to modify Section 7.12 Home Animal Agriculture to allow chickens on properties with less than one acre and to establish criteria for beekeeping (**Continued from 1/26/21**)

## REGULAR MEETING / Webex Conference ONLINE MEETING

### CALL TO ORDER:

### PUBLIC PARTICIPATION:

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.

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

1. Discussion of recommended zoning regulation text amendments for Electric Vehicle Supply Equipment (Continued from 1/12/21)
2. **PZC Sponsored Zoning Text Amendment** – request for a Zoning Text Amendment to modify Section 7.15 Outdoor Dining Permits to increase the number of tables/seats allowed through staff approval to 24 Tables/96 Seats
3. **PZC Sponsored Zoning Text Amendment** – request for a Zoning Text Amendment to modify Section 7.12 Home Animal Agriculture to allow chickens on properties with less than one acre and to establish criteria for beekeeping

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 1/12/21 and 1/26/21

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

**APPLICATIONS OFFICIALLY RECEIVED:**

1. **Appl. 21-08P, T's Auto Service**– request for renewal of a two year temporary and conditional permit (Section 2.13.a) to allow display of four vehicles for sale at 718 Ellington Road, RC 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: 9432**

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
	11/24/20	PZC Sponsored Zoning Text Amendment – request for a Zoning Text Amendment to modify Section 7.15 Outdoor Dining Permits to increase the number of tables/seats allowed through staff approval to 24 Tables/96 Seats	1/26/21 Continued to 2/9/21	
	11/24/20	PZC Sponsored Zoning Text Amendment – request for a Zoning Text Amendment to modify Section 7.12 Home Animal Agriculture to allow chickens on properties with less than one acre and to establish criteria for beekeeping	1/26/21 Continued to 2/9/21	
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	2/9/21	3/17/21
21-02P	1/12/21	Evergreen Walk Lifestyle Center, LLC – request for a zoning text amendment to modify Section 4.2.5 Permitted Uses in the Buckland Gateway Development Zone to eliminate Section 4.2.5.B which places limitations on grocery store locations within the zone	<i>PH on 2/23/21 (Tentative)</i>	3/17/21
21-04P	1/26/21	^Evergreen Walk LLC– request for a Site Plan of Development for the extension of Tamarack Avenue (south of Hemlock Avenue to existing Tamarack Avenue), on property located at 151 Buckland Road, Buckland Road Gateway Development zone		3/31/21
21-05P	1/26/21	^Evergreen Walk LLC– request for Special Exception to Section 7.6 Earth Filling and Site Plan approval for land filling on Unit 8 of Evergreen Walk, on property located at 151 Buckland Road, Buckland Road Gateway Development zone	<i>TBD</i>	3/31/21
21-06P	1/26/21	^Evergreen Walk LLC – request for a Site Plan for the creation of a berm and for request for a two-year Temporary and Conditional permit (Section 2.13) for soil stockpiling on Unit 7C, on property located at 151 Buckland Road, Buckland Road Gateway Development zone		3/31/21

### OLD / PENDING BUSINESS – APPLICATION STATUS

^ IWA/CC pend'g; \* IWA/CC Granted; @ IWA/CC Denied; # ZBA pend'g; ! ZBA Granted; +Staff Approval pend'g

<b>APP.</b>	<b>REC.</b>		<b>PH on</b>	<b>ACT by</b>
21-07P	1/26/21	Town of South Windsor – request for special exception to Section 7.18 and site plan of development for the construction of a 175 foot monopole radio communications tower, on property located at 555 and 575 Pleasant Valley Road, A-20 and I zone	TBD	3/31/21
21-08P	2/9/21	T's Auto Service– request for renewal of a two year temporary and conditional permit (Section 2.13.a) to allow display of four vehicles for sale at 718 Ellington Road, RC zone		4/15/21