

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, FEBRUARY 15, 2022  
VIRTUAL ONLINE MEETING 7:00 PM**

**(Please call the Planning Department, 860-644-2511, ext. 2253 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 go to either: [gmedia.swagit.com/live](http://gmedia.swagit.com/live) or live stream on Facebook at [www.facebook.com/SouthWindsor](http://www.facebook.com/SouthWindsor)

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

Meeting Code: **6786** (Call-In Instructions on Page 2)

**PLEDGE OF ALLEGIANCE**

**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 BUSINIESS/WebEx Conference ONLINE MEETING 7:00 PM:**

Discussion/Decision/Action regarding the following:

1. **Appl. 21-55P, McGuire Road Associates LLC dba Hartford Truck Equipment** - request for a zone change of 7.3 acres from Rural Residential (RR) zone to General Commercial (GC) zone, for property located at 542 King Street
2. **Appl. 22-02P, Hartford Truck Equipment Landscape Berm-** request for site plan approval for a landscape berm, on property located at 542 King Street, currently RR zone (pending GC zone)
3. **Appl 15-48P, One Buckland Center** – change order request to modify required parking to accommodate a restaurant use (see attached request)

**PUBLIC HEARING/ Webex Conference ONLINE MEETING 8:00 PM**

1. PZC Sponsored Text Amendment- Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts. (Cont. from 1/25/22)
2. **Appl. 22-01P, 25 Talbot Lane Site Plan-** request by UW Vintage Lane II,LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor’s Highway (southerly side of Governor’s Highway, easterly side of Talbot Lane), I zone (Cont. from 2/8/22)

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**PUBLIC PARTICIPATION:**

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**BONDS:** Callings/Reductions/Settings

**MINUTES:** 1/25/22

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**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: **6786**

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
		PZC Sponsored Text Amendment- Add Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts.	1/25/22 continued to 2/15/22	
21-55P	12/14/21	McGuire Road Associates LLC dba Hartford Truck Equipment - request for a zone change of 7.3 acres from Rural Residential (RR) zone to General Commercial (GC) zone, for property located at 542 King Street	1/11/22; continued & closed 2/8/22	4/13/22
22-01P	1/11/22	25 Talbot Lane Site Plan- request by UW Vintage Lane II,LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone.	2/8/22; continued to 2/15/22	3/17/22
22-02P	1/11/22	Hartford Truck Equipment Landscape Berm- request for site plan approval for a landscape berm, on property located at 542 King Street, currently RR zone (pending GC zone).	2/15/22	3/17/22
22-03P	1/11/22	Kathy Kerrigan – request for a text zoning text change to add language to put in place an immediate one-year Moratorium for the proposal of any on New Warehouse/Distribution Centers to allow for zoning regulation changes to be put in place to address public concerns	Tentatively 3/8 (By 3/17)	
22-06P	1/25/22	Peoples Bank – request for site plan approval for a 2,000 sf bank, located on Unit 5a (southwesterly corner of Buckland Road and Cedar Ave), on property located at 151 Buckland Road, Buckland Gateway Development Zone		3/31/22
22-07P	2/8/22	Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone	TBD (by 4/14/22)	
22-08P	2/8/22	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone	TBD (by 4/14/22)	4/14/22
22-09P	2/8/22	Simmons Soccer Field T&C- request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone		4/14/22
22-10P	2/8/22	1496 Realty Associates – request for a two year temporary and conditional permit for use of approximately 4,500 sf of lawn area for outdoor storage of trailers, on property located at 1496 John Fitch Boulevard, I zone	By 4/14/22	