

**TO BE PUBLISHED IN THE JOURNAL INQUIRER  
THURSDAY, FEBRUARY 11, 2021 AND FEBRUARY 18, 2021  
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, February 23, 2021 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

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 (**Continued from 2/9/21**)
2. **Appl. 21-02, 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
3. **Appl. 21-07P, 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

**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)**

**To call in with comments to this meeting, please call Webex Conference Call-In Number: (855) 925-2801 (Meeting Code Number to be provided on the agenda.)**

Copies of the application are on file in the office of the Town Clerk or/and Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov). Persons who may require an accommodation can contact staff Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman  
PLANNING & ZONING COMMISSION

**To view applications and plans included in the February 23, 2021 agenda, please visit:**

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

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Grocery Store Elimination of Restrictions  
Zoning Amendment  
Public Hearing 2-23-21  
Planning Department Report

1. This proposed amendment to Section 5.8 of the zoning regulations would eliminate any requirements on grocery stores in the Buckland Gateway Development zone. The current regulation has no size restrictions on grocery stores (which was eliminated in 2012); however does require grocery stores to be a minimum of 1,500 sf away from any other existing grocery store; and Specialty food stores less than 10,000 sf throughout the corridor
2. The 1500-foot separating distance was adopted by the PZC in 2005 with the idea that it allows the Commission to evaluate whether the amendment is successfully producing the type of market that is compatible with the Gateway Zone before numerous similar applications could be filed. The thought was that if the Commission is pleased with initial results, the separating distance could be reduced or eliminated if the Commission so desires.
3. Any new store is subject to the rigorous design standards, walkability and access management standards contained in the Buckland Road Gateway Zone. Additionally, there is a grocery store shopping cart management plan required to be submitted at the time of application.
4. A zoning amendment request is the appropriate time to consider traffic impacts that could result from the proposed amendment. In this instance, the zone is well served by Buckland Road; there should be no unusual infrastructure impacts from adoption of the proposed amendment. Each site would be evaluated at the time of site plan approval.
5. The Town Plan of Conservation and Development does not speak specifically to this issue; however the two primary goals of Chapter 8: Business Development are to attract additional businesses that are consistent with the character and scale of its surroundings; and encourage business development that builds the tax base and provides job and services. Buckland Road corridor currently supports a variety of commercial and mixed use developments. The plan supports minor updates to zoning to help accomplish business goals of the community.
6. The Capitol Region Council of Governments has reviewed this amendment as required and has forwarded the following report: \*\*\*CRCOG Report\*\*\*
7. If this amendment is approved, the Commission must find that it is in conformance with the Town Plan and must set an effective date.

January 29, 2021

**TO:** SOUTH WINDSOR PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2021-3: Proposed zoning amendment pertaining to the removal of grocery stores as a prohibited use when located within 1500 feet of another grocery store in the Buckland Road Gateway Development Zone.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 2/23/2021.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Caitlin Palmer.

**DISTRIBUTION:** Planner: Hartford, Windsor, East Windsor, Ellington, Vernon, Manchester, East Hartford

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

Brendan Malone, Vice Chairman  
Regional Planning Commission



Caitlin Palmer  
Senior Community Development Planner

## Appl 21-07P, TOSW Telecommunications Tower

1. Town of South Windsor – request for special exception to Section 7.18 C 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
2. Proposed height of the antennas is 175 feet as allowed in the regulations. For point of comparison, the monopole tower at the SW Police Station is 199 feet.
3. Special Exception criteria for consideration are those criteria found in Section 8.7 In addition, other criteria to consider for the construction of a tower include:
  - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
  - The application has met the intent of the zoning regulations.
  - The land is physically suited to the proposed use.
  - Minimal, if any, adverse environmental impacts are created.
  - No traffic or other hazards will be created.
  - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
  - There will be minimal or no adverse effects on existing uses in the area.
  - Surrounding property values will be conserved.
  - The character of the neighborhood will be maintained or minimally disrupted.
  - The general welfare of the community will be served.
  - There is a balance between neighborhood acceptance and community needs.
  - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission’s goals for the neighborhood/corridor.
4. Other criteria listed include :
  - ◆ Whether alternate sites were exhausted; what lies within the fall zone of the tower; existence of endangered species; whether other development is being proposed or considered at or near the site; effect on bird habitats; and length of access road; and the public health and safety will not be adversely affected.
5. General site requirements are included in Section 7.18.4, including:
  - Towers cannot exceed 175 feet
  - Towers must be painted non-contrasting blue, gray or black;
  - Towers shall be designed to collapse upon themselves;

- Any pole over 150 feet must accommodate at least two additional users; and
  - Parking for at least one vehicle must be available;
  - And all utilities must be installed underground;
6. Along with the site plan, the applicant has provided coverage ratio maps of the area. It help the Commission and public visualize the height of the new pole, the applicant intends to fly a balloon at the 175 foot height some time in between the two public hearings (weather permitting).
  7. The site improvements include the addition of an access drive off the existing parking are in the rear of VMP to access the site, 100 X 100, which will be cleared to accommodate a shed, generator and propane tank for Town use. This area will be enclosed by a 7 foot fenced area.
  8. There are regulated wetlands on site, however there is no activity proposed within the upland review area. The erosion and sedimentation review was handled through Wetlands Minimal Impact permit.
  9. In accordance with section 7.18.8, the Special Exception for a telecommunications facility, the regulations require that tower construction commence within one year from the date of approval. There is also an abandonment clause in the zoning regulations that requires removal of the facility within 90 days from the date of abandonment and restoration of the area to its previous appearance.

If this application is approved, the Planning Dept. has no additional modifications.

**Appl. 21-01P, TOSW Fairgrounds Site Modifications**  
**Public Hearing 2/9/21**  
Planning Department Report

1. Request for a modification to the existing site plan of development, approved in 2015, to allow for a change in the use of the Troy Road emergency entrance/exit to accommodate access to the multi-use open area for potential uses, on property located on the westerly side of Brookfield Street and northerly side of Troy Road, RR zone
2. With the current plan, there are two curb cuts proposed to service this site – the primary entrance will remain off of Brookfield Street with an emergency entrance/exit off of Troy Road. The Troy Road entrance is gated. During the Wapping Fair, the Brookfield entrance is used for the public, staff and parking and the traffic pattern allows for separate locations for ingress and egress along Brookfield Street with the Troy Road entrance being used to bring in the large fair equipment and for emergency access.
3. This proposal is to allow limited use of the Troy Road access, subject to approval of the Town Manager or his designee such as Director of Parks and Recreation or Superintendent of Parks, for uses such as: Wapping Fair, Paws in the Park, Doodle Bug, South Windsor Flyers Club, access for farmer leasing property, tiger beetle maintenance and other activities that may use that field.
4. The goal is for these groups to gain access from Troy Road without have to cross the main fairgrounds. The existing gate will remain locked and the minor improvements will be made to the roadway to add the anticipated additional traffic and large trucks for events.
5. This site does abut residential houses and is subject to a fifty foot buffer along those property lines. The existing Troy Road access (shown in attached pictures) is approximately 360 feet from the abutting residential house to the west and 640 feet to the east.

If this application is approved, Planning staff has no requested approval modifications.

**STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN**

PROJECT Town of South Windsor Fairgrounds

APPL. # 21-01P

ENGINEER/ARCHITECT

PROJ.

Submit mylar of sheets: 1

**Modification to allow limited use of the Troy Road access, on property located at 75 Brookfield Street**

1. Use of the gated entrance from Troy Road is restricted to authorized persons and/or groups after receiving approval from either the Town Manager, Director of Parks and Recreation, Superintendent of Parks, and his/her designee.
2. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
3. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 4.