

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, FEBRUARY 28, 2023  
COUNCIL CHAMBERS 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)

**PLEDGE OF ALLEGIANCE  
PUBLIC HEARING/7:00 PM:**

1. **PZC Sponsored Text Amendment-** Remove Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing; modifications to multiple section of the regulations affecting single family housing; addition of Section 2.24 Inclusionary Zoning requirements for percentages of affordable units payment in single family and multi-family zones; and add affordability requirements and modifications to multiple section of the regulations related to multi-family developments. (Continued from 2-14-23)
2. **PZC Sponsored Subdivision 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. (Continued from 2-14-23)
3. **PZC Sponsored Zoning Text Amendment –** Extend for 4 months Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing.

**REGULAR MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

**MINUTES:** 2/14/23

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

1. **Appl. 23-01P- Miller Heights Subdivision (Resubmission)** - request for a Minor Subdivision for one interior lot, on property located at 73 Miller Road, AA-30 zone
2. **Appl. 18-23P 150 Sullivan Avenue Approval Extension Request-** Please see attached letter.
3. **Appl. 23-05P TOSW Recreation Department –** request for a site plan approval for a “Splash Pad” to be located in front of the Community Center at 150 Nevers Road, RR zone.
4. **PZC Sponsored Text Amendment-** Remove Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing; modifications to multiple section of the regulations affecting single family housing; addition of Section 2.24 Inclusionary Zoning requirements for percentages of affordable units payment in single family and multi-family zones; and add affordability requirements and modifications to multiple section of the regulations related to multi-family developments.
5. **PZC proposal** to opt out of provisions of Public Act 21-29 (subdivision (9), subsection (d) of Section 8-2) regarding limitation on the number of parking spaces for dwelling units.
6. **PZC Sponsored Subdivision 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.
7. **PZC Sponsored Zoning Text Amendment –** Extend for 4 months Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing.

**BONDS: Callings/Reductions/Settings**

**OLD BUSINESS:** *see page 3 & 4*

**APPLICATIONS OFFICIALLY RECEIVED:**

**OTHER BUSINESS:**

**CORRESPONDENCE/REPORTS:**

**ADJOURNMENT:**

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

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

<b>OLD / PENDING BUSINESS – APPLICATION STATUS</b>					
^ 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 or meeting on</b>	<b>ACT by</b>	
		<b>PZC Sponsored Text Amendment-</b> 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 Section 7.5 Duplex Dwelling units – allow as part of subdivision with increase lot size ;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	2/14/23 and 2/28/23		
		<b>PZC Sponsored Text Amendment-</b> 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.	2/14/23 and 2/28/23		
		<b>PZC Sponsored Zoning Text Amendment –</b> Modify Section 7.5 Duplex Dwelling units – allow as part of subdivision with increase lot size.	2/14/23 and 2/28/23		
		<b>PZC Sponsored Zoning Text Amendment – Extend for 4 months</b> Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing	2/28/23		
23-01P	2/14/23	<b>Miller Heights Subdivision (Resubmission)-</b> request for a Minor Subdivision for one interior lot, on property located at 73 Miller Road, AA-30 zone	2/28/23	4/20/23	
23-02P	2/14/23	<b>Villa of Lebanon Temporary Trailer Parking T&amp;C-</b> request for a 2 year temporary and conditional permit for storage of 8 food truck trailers, on property located at 797 John Fitch Boulevard with access from Mascolo Road through property at 787 John Fitch Boulevard, GC zone	TBD by 4/20/23		

		<p><b>PZC Sponsored Zoning Text Amendments-</b> Remove Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers ; Modify Sec 2.11.A, C and C storage requirements; Modify Sec. 2.16 Ancillary Structure Screening requirements; Modify Table 4.1.1.A to add specific requirements for certain uses, change for permitted to special exception; and minor use corrections; Modify 4.15 Traffic Requirements; Modify Sec 4.4.6.C Parking requirements; modify Sec. 4.5.1 Industrial zone Purpose and Intent; Modify Sec. 4.5.4 Outdoor storage of Material; Add Sec. 4.5.7 Pedestrian and Bicycle Requirements; Add Sec 4.5.8 Performance Standards; modify Sec 6.2 Landscaping and Buffers Sec 6.2.1.B,D,G and H; modify 6.2.2 Maintenance of Landscaping and bond requirements; modify Sec. 6.2.4 A-E to change landscaping standards, buffer sizes, buffer descriptions and include Sec F Berms; add Section 6.2.5 Screening requirements – establish standards and criteria for types of screening; modify Sec. 6 Off-Street Parking requirements for various uses; modify Sec. 6.4.4 A, and J Off Street Parking – General Provisions; modify Sec 6.4.5 Design of Parking Areas A and C and add Sec. 6.4.5. K, L M and N; modify Sec 6.4.8.1 A and B Off-Street Loading General Provisions; add Sec 6.4.8.1 Sec C and D; modify Sec 6.4.9. Modification of Minimum Parking; modify Sec. 6.7.2.A Pedestrians Design Standards Sec 6 and 7; Add Sec 6.7.4 Mass Transit Provisions; Add Sec 7.24. Freight, Truck, Bus Terminal and Warehouse Distribution Centers – including definitions and design criteria and application requirements; add to Definitions access Drive; add to Definitions – Screening; add Sec 11.9 Appendix I Buffer and Landscape Designs which includes standards for buffers and sample cross-sections</p>	3/14/23		
		<p><b>PZC Sponsored Zoning Text Amendment-</b> Extend for four months Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers to Article 1 Introductions/Districts</p>	TBD		
23-05P	2/14/23	<p><b>TOSW Recreation Department</b> – request for a site plan approval for a “Splash Pad” to be located in front of the Community Center at 150 Nevers Road, RR zone.</p>	2/28/23	4/20/23	
23-07P	2/14/23	<p><b>Poulin Interior Lot Special Exception and Site Plan Modification</b> – request a modification to the approved interior lot to reduce the size of the lot and change location of the house, for property known at 586 Strong Road, RR zone</p>	By 4/20/23		