## TOWN OF SOUTH WINDSOR AGENDA

## PLANNING & ZONING COMMISSION PUBLIC HEARING/REGULAR MEETING

TUESDAY, FEBURARY 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 or live stream on Facebook at 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: <a href="https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications">https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications</a>

APP.	REC.		PH or meeting on	ACT by
		PZC Sponsored Text Amendment- 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	
		PZC Sponsored 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.	2/14/23 and 2/28/23	
		PZC Sponsored Zoning Text Amendment – Modify Section 7.5 Duplex Dwelling units – allow as part of subdivision with increase lot size.	2/14/23 and 2/28/23	
		PZC Sponsored Zoning Text Amendment – Extend for 4 months Section 1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing	2/28/23	
23-01P	2/14/23	Miller Heights Subdivision (Resubmission)- 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	Villa of Lebanon Temporary Trailer Parking T&C- 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	

PZC Sponsored Zoning Text Amendments- 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 2.11.A, C and C storage requirements for certain uses, change for permitted to special exception; and minor use corrections; Modify 15 Traffic Requirements; Modify Sec 4.4.6.C Parking requirements; modify Sec 4.5.1 Industrial zone Purpose and Intent; Modify Sec. 4.5.1 Outstrial zone Purpose and Intent; Modify Sec. 4.5.4 Outdoor storage of Material; Add Sec. 4.5.7 Pedestrian and Bicycle Requirements; Modify Sec. 6.4.5.8 Performance Standards; modify Sec. 6.2.4 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.4 to change landscaping standards, buffer sizes, buffer descriptions and include Sec P Berms; add Section 6.2.5 Screening requirements - establish standards and criteria for types of screening; modify Sec. 6.4 A.4 and 10 Til Street Parking Tequirements for various uses; modify Sec. 6.4.4 A, and 10 Til Street Parking—General Provisions; modify Sec 6.4.5 Besign of Parking Areas A and C and add Sec. 6.4.5. K. L. M and N; modify Sec. 6.4.8.1 Sec C and D; modify Sec 6.4.9. Modification of Minimum Parking; modify Sec. 6.7.2.4 Pedestrians Design Standards Sec 6 and 7; Add Sec 6.7.2.4 Preciptions and Sec. 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  PZC Sponsored Zoning Text Amendment-Extend for four months Section 1.5 Moratorium on New Truck and Freight Terminals and Warehouses and Distribution Centers to Article Introductions/Districts  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		•		1	T	
Warehouses and Distribution Centers : Modify Sec 2.11.A, C and C storage requirements; Modify Sec. 2.16 Ancillary Structure Screening requirements; Modify Table 4.1.1.4 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. 4.5.1 A Outdoor storage of Material; Add Sec. 4.5.7 Pedestrian and Bicycle Requirements; Modify Sec 2.1 and Scaping and Buffers Sec 6.2.1.B,D,G and H; modify 6.2.2 Maintenance of Landscaping and bond requirements; modify Sec. 6.2.1 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. En to change landscaping standards, buffer sizes, buffer descriptions and include Sec P Berms; add Section 6.2.5 Screening requirements establish standards and criteria for types of screening; modify Sec. 6.4.4 A., and J Orlf Street Parking – General Provisions; modify Sec. 6.4.5 Design of Parking Areas A and C and add Sec. 6.4.4 A., and J Orlf Street Parking – General Provisions; modify Sec. 6.4.5 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. 6.7.2.A Pedestrians Design Standards Sec 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.2.A Pedestrians Design Standards Sec. 6 and 7; Add Sec. 6.7.4 Mass Transit Provisions; Add Sec. 7.2.4 Preight, Truck, Bus Transit Provisions;			PZC Sponsored Zoning Text Amendments- Remove Section	3/14/23		
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