

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
PUBLIC HEARING / REGULAR MEETING
(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)**

**TUESDAY, MARCH 9, 2021
VIRTUAL ONLINE MEETING 7:00 PM**

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

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

Meeting Code: **8630** (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 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. 21-02, 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 (**Continued from 2/23/21**)
2. **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 (**Continued from 2/23/21**)
3. **Appl. 21-04P, 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
4. **Appl. 21-05P, 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
5. **Appl. 21-06P, 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

REGULAR MEETING / Webex Conference ONLINE MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **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

2. **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
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4. **Appl. 21-05P, 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
5. **Appl. 21-06P, 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

BONDS: Callings/Reductions/Settings

MINUTES: 2/9/21 and 2/23/21

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 21-12P, Esteem Manufacturing – request for site plan approval for a 5,400 sf addition on property located at 187 South Satellite Road, I zone

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>

How to participate through the WEBEX Conference Call:

Call-in Number: **855-925-2801**

Meeting Code: **8630**

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

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
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	<i>90 day extension allowed through Executive Order</i>	2/11/21
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	2/23/21 Continued to 3/9/21	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	3/9/21	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
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	2/23/21 Continued to 3/9/21	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
21-09P	2/23/21	(LSPT/Tom Bahler) Superior Northeast– request for renewal of a 2-year temporary and conditional permit for a 30' x 60' storage shed on property located at 24 Jeffrey Drive, I zone		4/29/21
21-10P	2/23/21	*Messiah Evangelical Lutheran Church – request for a site plan modification for a 1,500 +/- sf addition, on property located at 296 and 300 Buckland Road, Buckland Road Gateway Development zone		4/29/21
21-11P	2/23/21	REESG Newco South Windsor, LLC – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Ave, GC zone	TBD	4/29/21

OLD / PENDING BUSINESS – APPLICATION STATUS

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

APP.	REC.		PH on	ACT by
21-12P	3/9/21	^Esteem Manufacturing – request for site plan approval for a 5,400 sf addition on property located at 187 South Satellite Road, I zone	TBD	5/13/21