

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

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

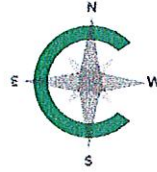
- 1. Appl. 21-02, Evergreen Walk Lifestyle Center, LLC** – request for a zoning text amendment to modify Section 4.2.5 Permitted Uses in the Buckland Gateway Development Zone to eliminate Section 4.2.5.B which places limitations on grocery store locations within the zone (**Continued from 3/9/21**)
- 2. Appl. 21- 18P, Hendrickus and Rebecca Schurink** – request for a special exception to Section 7.12.2 to operate a commercial horse farm to include boarding and training using the existing barn and paddocks, on property located at 1116 Main Street, A- 40 zone
- 3. PZC Sponsored Text Amendment** – To Modify Sections to allow Electric Vehicle Charging Supply Equipment as accessory use in all zones and Modify Table 3.1.1A and Table 4.1.1A to allow EV Charging Equipment as a primary use by Special Exception; Add Section 6.4.10 Minimum Number of EVSE Parking Spaces including Table 6.4.10A, 6.4.10B, 6.4.10.C and 6.4.10 D to establish criteria, number and timeframe of EV charging stations required based use; and Add Section 11.8 Appendix H Electric Vehicle Charging Supply Equipment including definitions, special provisions and location and safety considerations.

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

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. 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



CHARTER
REALTY & DEVELOPMENT

1666 Massachusetts Ave
Suite 6A
Lexington, MA 02420
617-591-9995
www.chartweb.com

March 16, 2021

Michele M. Lipe, AICP, Director of Planning
Town of South Windsor – Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074

RE: Proposed Text Amendment Version 2

Dear Ms. Lipe:

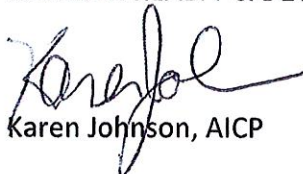
Please see attached revision to our proposed text amendment application for Section 4.2.5 B. of the zoning regulations which retains this section with a reduction to the separating distance from 1,500 feet to 1,000 feet to another grocery store within the Buckland Road Gateway Development Zone. This is submitted in response to the direction of the Commission at the hearing held on March 9, 2021

I would also like to correct a statement in the presentation materials regarding development in the general area. A reference was made to approved residential units for the Buckland Road Gateway which was subsequently withdrawn by the applicant, we appreciate the Chairman bringing this to our attention.

We look forward to discussing this proposed change at the public hearing.

Sincerely,

CHARTER REALTY & DEVELOPMENT CORP.


Karen Johnson, AICP

Other offices in:

75 Holly Hill Lane | Suite 305 | Greenwich, CT 06830 | 203-689-7000
183 Main Street | Westport, CT 06880 | 203-227-2922

ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

4.2.4 Pre-Application Discussion

Applicants are encouraged to initiate a pre-application conference with the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan for informal consideration by the Commission. Neither the pre-application conference, the informal review of the concept plan, nor the Commission's suggestions shall be deemed to constitute approval or denial of any portion of the application.

4.2.5 Permitted Uses

- A. Permitted uses are those commercial, institutional, cultural and municipal uses that reflect the purposes of these regulations by careful attention to the appearance and siting of their buildings and/or site amenities, and that meet all of the performance standards enumerated within this section and all other applicable sections of these regulations, with the exception of the following specifically prohibited uses in Section 4.2.6
- B. Grocery stores shall be permitted so long as any grocery store proposed is at least ~~1500~~1000 feet from any other existing grocery store. 'Specialty' food stores (including, but not limited to, health foods, cheese shops, etc.) of less than 10,000 square feet in size are not considered to be grocery stores and are permitted regardless of their distance from any permitted grocery store or other 'specialty' food store.
- C. Multifamily Residential Use, subject to the requirements of this Section and the specific requirements of Section 4.2.15.
- D. Automotive fuel stations are permitted only when accessory to a retail sales and inventory use, where the automotive fuel station use is directly related to such retail sales and inventory use which has a minimum gross floor area of 100,000 square feet. Such facility must be a minimum of 500 feet from Buckland Road and within 1,500 feet of the primary building. In addition to motor vehicle refueling, such automotive fuel stations may also provide: (i) re-energizing services such as propane, electricity or similar service, which may be dispensed directly to the vehicle from pumps, plugs, couplings or some other approved means. The Commission may determine hours of operation. The automotive fuel station shall be designed with the same criteria applicable to permitted uses as provided by Section 4.2.5 (A).
- E. Drive-through facilities are a permitted use provided they comply with the design standards as set forth in Section 4.2.16 and only when the use to which the drive-through facility is a part of meets the following criteria:
 - a. Hot meals must be made to order.
 - b. Use must be part of a multi-tenant building.
 - c. Restaurant must offer table delivery of food.
 - d. Metal silverware, ceramic plates, and other dishwasher safe materials are required for patron's use on premises. Food cannot be served on premises in/on Styrofoam or plastic.
 - e. The facility must be part of a planned unit development of at least two-hundred thousand (200,000) square feet of gross building area.

APPROVAL CONDITIONS FOR ZONE TEXT AMENDMENT

PROJECT: Buckland Gateway text amendment

APPL. 21-02P

Revise Section 4.2.5.B to replace 1,500 feet separating distance between grocery stores to 1,000 feet

1. The Planning and Zoning Commission finds that the zone text amendment in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text change is 4/10/21.

Appl #21-18P, Schurink Horse Farm

PH 3/23/21 Planning Department Report

1. Request for a special exception to 7.12.2, Commercial Animal Agriculture, and site plan approval for the establishment of a commercial boarding and training facility for property located at 1116 Main Street, A-40 zone.
2. Applications for special exceptions are subject to the criteria listed in Section 8.7. and may be approved if the Commission determines that:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements 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.
 - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
 - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
 - The architectural design is aesthetically pleasing and blends well into the surrounding area.
 - The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above are satisfied.

3. The property at 1116 Main Street is 6.7 acres. A previous approval for a 12,000 + sf horse barn arena with an access drive was approved and constructed in the rear of 1116 Main Street in 2005 by a previous owner. The current owner owns both the house and barn on one lot and the entire property is the subject of the application.
4. The applicant's (potential buyer) narrative indicates that he would like to offer boarding, training and instruction for horses. A maximum number of horses proposed is 10 based on use of the existing structures on site and existing 5 paddocks. This facility would not be open to the public and would not offer public lessons or "school horses" for others to ride.
5. An aerial has been provided which gives a good picture of the paddocks and barns that exist on the property today. Zoning regulations require that the housing/stabling of horses is restricted to the rear yard of the premises. The accessory buildings used to shelter or feed the horses must be located at least 125 feet from the street, 40 feet from any side or rear property line, and 100 feet from any dwelling located on an adjacent property. In addition, the area is to be wholly or partially fenced.
6. Off street parking requirement for this use is 1 parking space for each 5 users of the facility. The applicant has indicated that he has adequate parking around the existing arena that can accommodate any anticipated parking. The trailer parking is shown on the plans to the rear of the barn.
7. The applicant does not plan any public activities. There is no signage, no new lighting, nor any public address system proposed with this application.
8. There are regulated wetlands to the rear of the property, however they are no activities proposed near the wetlands
9. The applicant indicated that the paddock areas will be maintained with grass and good equine management practices including manure pick up, mowing and weed trimming. Will there be a manure pile on site? Zoning regulations require that manure piles be a minimum of 20 feet from the property line.
10. The Fire Marshal has indicated that he has no concerns at this time. If, in the future, the riding rink is opened to the public, the use of the building will change and additionally the fire codes would have to be addressed at that time.

If this application is approved, the planning department would recommend adding an approval condition that no public events, activities, show, etc. will be held at this site unless further approval is granted by this Commission.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Schurink Horse Farm

APPL. #21-18P

ENGINEER/ARCHITECT

PROJ. #

Submit mylars of sheets:

Special Exception form to go on file

1. *This permit is to operate a horse facility for boarding and training of dressage horses. This approval is for a maximum of 10 horses on the property of 1116 Main Street.*
2. *The property must be fenced, in whole or in part, to contain the horses within the property.*
3. *Housing/stabling of horses is restricted to the rear yard of the premises. Use of trailers for stabling horses is not permitted.*
4. *Manure shall not be allowed to accumulate to cause any health hazard, and shall be subject to inspection by the Health Officer. Fly control measures are required.*
5. *Refuse from the business cannot be disposed of with residential refuse. Adequate arrangements must be made for business refuse disposal.*
6. *No public events, activities, show, etc. can be held at this site unless further approval is granted by this Commission. No public address system is allowed to be used on site.*
- 7.
- 8.
- .

March 12, 2021

TO: SOUTH WINDSOR PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2021-14: Proposed zoning amendments pertaining to guidelines around Electric Vehicle Charging Stations.

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 3/23/2021.


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

EV CHARGING PROPOSED TEXT AMENDMENT

Add Section 2.22 Electrical Vehicle Charging Stations

Electrical Vehicle Charging Stations are permitted as an accessory use in all zones. See Appendix H Electrical Vehicle Supply Equipment

3.4 Multifamily Residential Zone (MF-A or MF-AA)

3.4.7.G [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

4.2 Buckland Road Gateway Development Zone

4.2.5.F [New]. EVSE is permitted as a primary use by Special Exception.

4.2.15.A.2.h [Add text] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages shall be wired as EV Ready Spaces.

4.2.11.C.2.e. [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

Section 4.6 Route 5 Travel Zone (TS)

4.6.3 Specific Design Standards & Use Restriction/Guidelines

9. ... motor vehicle refueling/re-energizing (e.g. Electric Vehicle Supply Equipment) ...

5.6 Center Core Overlay Zone (CCOZ)

5.6.9.C.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. Equipment locations shall be similar to the location for streetlights illustrated in Section 5.6.9.B. In addition, all streetlights shall have EV Level 1 outlets on the pole.

5.7 Center North Overlay Zone (CNOZ)

5.7.9.C.5 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.8 Route 5 North Overlay Zone (R5NOZ)

5.8.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.10 Sullivan Avenue Mixed-Use Development Overlay Zone (SAMUD-OZ)

5.10.2.B.15 EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

ARTICLE 3 RESIDENTIAL ZONES

Section 3.1 Residential Zone Requirements

3.1.1 Permitted Uses, Impervious Coverage and Other Provisions

Uses within residential zones shall be governed by Table 3.1.1A. For uses requiring a Special Exception, see Section 8.4 Special Exception Standards and Procedures.

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions						
Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		

Residential

Accessory Apartments	SE	SE	SE			See Article 7 Special Regulations.
Agri-Tourism	SE		SE*			*Limited to A-40 zones. See Section 5.9
Assisted Living Facilities	SE	SE	SE	SE		See Article 7 Special Regulations.
Bed and Breakfast (for not more than 6 guests)	SE		SE		10%	Provided that such use is served by public sewer and water facilities. Meals served shall be limited to breakfast.
Elderly Housing	SE	SE	SE		40%	See Article 7 Special Regulations.
Household Pets	P	P	P	P		Excludes kennels
Horses and ponies for personal use, to include large domestic animal pets (3 or fewer)	P	P	P			See Article 7 Special Regulations.
Horses and ponies for personal use, to include large domestic animal pets (more than 3)	SE	SE	SE			See Article 7 Special Regulations.
In-Law Apartment	P	P	P			See Article 7 Special Regulations. A Special Exception is required in the event that any waiver is requested relative to the criteria of 7.1.3.A.
Multifamily Dwelling				SE		Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance or operation of the property and/or the use of its residents are permitted.

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

P = Permitted SE = Special Exception Blank = Not Permitted	Zones				Impervious Coverage	Additional Provisions
	RR = Rural Residential	AA-30 = Limited Residential	A = A-40, A-30, & A-20 Residential	MF = Multifamily		
Use	RR	AA-30	A	MF		
Multifamily Assisted Housing		SE				See Article 7 Special Regulations
Single-family Dwelling	P	P	P			Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance and/or operation of the common interest community-owned land and/or the use of its residents are permitted.
Two Family Dwelling converted from single-family	SE		SE			<p>Provided that:</p> <p>The building shall have been constructed prior to 1940.</p> <p>The lot has an area of not less than 30,000 sq. ft., and sufficient area to provide for sub-surface disposal of additional sewage.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p> <p>Family dwelling units shall conform to the minimum requirements listed in Table 3.1.2A Residential Area, Density and Dimensional Requirements.</p>

Public and Semipublic

Cemeteries	SE				50%	Provided that no activity shall be conducted which is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted
Day Care Centers	SE					See Article 7 Special Regulations.
Educational Institution: For Profit	SE	SE	SE		35%	<p>Provided that:</p> <p>No activity shall be conducted that is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted.</p> <p>No activity is carried on that results in objectionable noise audible off the premises.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p>

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

P = Permitted SE = Special Exception Blank = Not Permitted	Zones				Impervious Coverage	Additional Provisions
	RR = Rural Residential	AA-30 = Limited Residential	A = A-40, A-30, & A-20 Residential	MF = Multifamily		
Use	RR	AA-30	A	MF		
Educational Institution: Non-Profit or Government	SE	SE	SE		RR-50% AA, A-35%	Operated by a duly incorporated non-profit body or government unit
Essential Community Services	SE	SE	SE	SE	50%	
Golf Courses	SE				10%	See Article 7 Special Regulations.
Hospitals, Sanitariums, Convalescent Homes	SE				50%	Except for contagious, mental, alcoholic, and drug cases Provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees. Such uses are served by the public sewer and water facilities.
Municipal Facilities and Uses	SE	SE	SE	SE	50%	
Public Utility Buildings and Structures, e.g., substations, transformers, water supply reservoirs, wells, water towers and water treatment facilities	SE	SE	SE		50%	Provided that: There is no service yard or outside storage of supplies. Buildings and/or grounds conform to the general character of the neighborhood.
Recreational Areas, Parks, Playgrounds operated by the Town of South Windsor	SE	SE	SE		50%	
Recreational Facilities, forest or wildlife reservation, park or playground not operated for profit	SE	SE	SE		50%	Operated by a duly incorporated non-profit body or government unit
Religious Institutions - churches, temples and other recognized places of worship	SE	SE	SE		RR-50% AA, A-35%	Operated by a duly incorporated non-profit body or government unit
Solar Energy, Roof Mounted	P	P	P	P		See Article 7, Special Regulations

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		

Commercial Uses

Agriculture, forestry, truck or nursery gardening, including green- houses incidental thereto	P					Not including veterinary hospitals, veterinary kennels, commercial kennels, animal boarding homes, livery or boarding stable. Excludes swine and animals raised for pelts except for domestic use. See Section 7.12 Horses/Ponies and Home Animal Agriculture for Home Animal Agriculture and Commercial Animal Agriculture regulations.
AC Level 1 and AC Level 2 Electric Vehicle Charging Equipment (EVSE)	SE					As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H – Electric Vehicle Supply Equipment
Farms	P		P			
Farm Stands	SE		SE			See Article 7 Special Regulations.
Home Occupations, Home Office, Professional Office (Major)	SE		SE			See Article 7 Special Regulations.
Home Occupations, Home Office, Professional Office (Minor)	P	P	P	P		See Article 7 Special Regulations.
Offices - professional, commercial and business	SE		SE		50%	See Article 5.3 Special Regulations.
Solar Energy System, Large	SE					See Article 7, Special Regulations
Solar Energy System, Small	SE		SE**		20%	See Article 7, Special Regulations
Stables, Barns, Riding Academies	SE		SE**		20%	See Article 7 Special Regulations.

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ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Uses within Commercial and Industrial Zones shall be governed by Table 4.1.1A. See Section 4.2 for use provisions relating to the Buckland Road Gateway Development Zone (GD); Section 4.3 for the De- signed Commercial Zone (DC); and Section 4.4 for the I-291 Corridor Development Zone (CD).

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services						
Residential		SP/SE*	SP/SE*	SP/SE*			A single residential dwelling by the owner of the facility is allowed in conjunction with a permitted commercial use. The residence may be either a dwelling unit contained within the commercial facility itself, or may be a separate free-standing single-family dwelling that otherwise meets all of the requirements of the underlying zone. * An owner can request either the business/residential use be a rental property for properties developed prior to 2019 provided the owner lives on site or operates the business. No more than 10% of properties within 1,000 feet can contain such rentals.
Assisted Living	SE	SE		SE	SE		See Article 7 Special Regulations.
Duplex		SE					See Article 7 Special Regulations.
Horses and ponies for personal use		SP		SP	SP		See Article 7 Special Regulations.
Multi-family residential		SE					See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC
Public and Semipublic							
Hospitals, Sanitariums, Convalescent Homes		SE					Except for contagious, mental, alcoholic, and drug cases provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees; Such uses are served by the public sewer and water facilities; and 50% impervious coverage

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Fraternal organizations and membership clubs operated as a nonprofit activity			SE				
Municipal Facilities and Uses	SE	SE	SE	SE	SE		

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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services						
Commercial Uses							
Agriculture (e.g. forestry operation, cultivated lands, animals)	P	P	P	P	P	P	Clearing of ½ acre of land requires PZC approval.
Adult-Oriented Businesses		SE					See Article 7 Special Regulations.
Alcoholic Liquor Stores	SP	SP		SP			
Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes	SP	SP	SE*	SP			*Industrial zone – accessory to a permitted recreational use or manufacturing use
Alcoholic liquor sales as part of a drug store or grocery store	SP	SP		SP			
Amusement - theaters, moving picture houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises		SP	SE*				Excluding shooting galleries, freak shows, mechanical rides and similar enterprises * Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Automobile retail sales, new and used		SE	SE*				* Maximum cars offered for sale is four (4)
Automobile service and repair			SP				
Automobile wholesale		SE					
Automobile service stations, fuel and repair		SE					See Article 7 Special Regulations.
Automotive fuel	SP						Only when accessory to a retail sales and inventory directly related thereto facility that has a minimum gross floor area of 50,000 sq ft Commission may determine hours of operation.
Brewery / Distillery			SP				Accessory uses and incidental sales (e.g. tasting rooms) subject to criteria in Section 4.5.3 Accessory Uses. Parking is subject to PZC approval.
Beverage Stores, quick service; e.g. coffee shop						SP	
Building and landscape materials sales and storage including lumber yards and construction equipment			SE				Excluding the storage or fabricating of structural steel and heavy concrete products. Primary building shall be minimum 2,000 sq ft (excluding greenhouses). Except plant materials, outdoor storage/sales area shall not be visible from a public street.
Convenience Stores						SP	

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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Convention Facilities	SE						
Day Care Facilities	SE	SE	SE	SE	SE		See Article 7 Special Regulations.
Dog Grooming Facilities		SE	SE	SE			See Article 7 Special Regulations for Dog Grooming Facilities in the Industrial Zone
Dry cleaning, laundry, and dyeing establishments		SP					
AC Level 1, AC Level 2, and DC Fast Charging Electric Vehicle Charging Equipment (EVSE)	SE	SE	SE	SE			As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H – Electric Vehicle Supply Equipment
Entertainment (live) at hotels and restaurants, taverns, grills and cafes	SP	SP	SE*				*Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Equipment sales, service and rentals, including farm equipment		SP	SE				
Financial Services, institutions and agencies	SP	SP	SP	SP		SP	
Fitness Facilities		SP	SE	SP		SP	See Article 7 Special Regulations for indoor recreational facilities
Freezer lockers and incidental processing of food for human consumption		SP					
Garages - public		SP		SE			
Hotels (and motels)	SP	SP		SP		SP	
Hotels, exclusive of entertainment		SP		SP			
Manufacture of bricks, cement products, tile and terra cotta			SE				
Manufacture, processing, packaging and assembly of components or goods			SP				
Microbrewery, Brewpub		SP		SE			No more than 15,000 barrels manufactured per year; wholesale and retail sales allowed; tasting rooms allowed; outside tasting allowed in conformance with Section 7.15 Outdoor Dining. Hours of operation may be determined by the PZC

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Mobile Food Vendor	ZP	ZP	ZP	ZP	ZP	Mobile food vendors are permitted in these zones without a permit provided that all of the following criteria are met: <ol style="list-style-type: none">1. Written permission from the property owner;2. Adequate room for vehicles to pull off safely;3. A maximum of 12 sq. ft. of free-standing signage;4. Vendors shall not be located within public rights of way;
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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
							<p>5. All facilities and equipment used by vendor must be portable and must be removed from the site by 9:00 p.m.</p> <p>6. Connections to external utilities are not permitted.</p> <p>7. Vendors must comply with health and safety regulations of the Town of South Windsor and the State of Connecticut.</p> <p>8. Vendors shall keep the area of operation free of debris and shall clean the area thoroughly upon ceasing operations each day. At least 1 trash container must be provided for use by patrons in conjunction with mobile food vendor.</p>
Mortuaries, funeral and internment services		SP		SP			May have living quarters containing a dwelling unit of at least 700 square feet of living space and at least 2 rooms, exclusive of the bathroom, to be occupied by a person, together with his family, who is the owner, manager, caretaker, or janitor, residing in the same building.
Multi-family residential		SE					See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC zone
Motor vehicle refueling / re-energizing stations						SP	
Offices - professional, commercial, corporate and business	SP	SP	SP	SP	SP	SP	
Personal Services Shops	SP	SP		SP			Limited to barber shops, beauty shops, shoe repair shops, tailoring and dressmaking shops, tanning salons, clothes rental stores, and similar establishments. Tattoo parlors are not considered a personal service shop.
Pharmacy	SP	SP		SP		SP	Including pharmacy with drive thru.
Petroleum Product Bulk Storage			SE				
Plumbing, heating, electrical, mechanical industrial and general contracting establishments			SP				May include showrooms, storage and maintenance of heavy construction equipment
Printing and publishing, graphic arts processes, sign shop painting		SP	SP				
Radio and television studios and transmitters, communication towers, multi media stations		SP					

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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Recreational Activities - indoor	SP	SP	SE*				*See Article 7 Special Regulations.
Recreational Facilities – outdoor		SE	SE*				*See Article 7 Special Regulations
Research Laboratories			SP				
Restaurants, including fast food	SP	SP		SP		SP	
Restaurants, exclusive of entertainment		SP		SP			
Retail Establishments with high turnover (frequent customer arrivals / departures)						SP	
Retail sales and inventory directly related thereto	SP	SP		SP			<p>Retail sales and high-turnover uses with frequent customer arrivals and departures are prohibited.</p> <p>Retail sales associated with a club membership format are permitted and shall not be considered a wholesale sales use.</p> <p>Repairing and fabricating incidental to a retail store are permitted as an accessory use.</p> <p>Tire and battery repair and replacement as an accessory use to retail sales is permitted in the DC zone only.</p>
Riding Academies, Barns and Stables		SP					
Solar Energy, Roof Mounted	P	P	P	P	P	P	See Article 7, Special Regulations
Solar Energy System, Large		SE	SE				See Article 7, Special Regulations
Solar Energy System, Small		SP	SP				See Article 7, Special Regulations
Solid waste, recycling, transfer station facilities			SE				Including storage and maintenance of vehicles and refuse containers, but excluding dumping and/or disposal on-site of waste originating off-site
Training Facilities		SE	SE	SE			
Truck and Freight Terminals			SE				With the right to service, maintain and repair motor vehicles incidental to the afore- said use
Veterinary Hospitals and Boarding Kennels			SE				For the treatment and boarding of small animals, primarily cats and dogs, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space

[Type here]

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Warehouses and Distribution Centers			SP				
Wholesale sales and inventory directly related thereto			SE				
Wholesale sales and inventory directly related thereto for the public		SP					
Note that in the GC Zone, buildings in excess of 40,000 square feet, parking areas in excess of 50 cars, and non-bank drive-in facilities require a special exception approval.							

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Section 6.4 Parking and Access – Off-street Parking and Loading

Section 6.4 Parking and Access – Off Street Parking and Loading

6.4.10. Minimum Number of EVSE Parking Spaces

a. In all districts, the minimum number of parking spaces shall be provided in accordance with the following tables and apply to new construction, an increase of 10,000 square feet of floor space, expansion of 50 parking spaces or significant change in use resulting rehabilitation of existing property with 50 or more parking spaces.

The applicant may request to modify and/or defer the number of EV Charging spaces required based on site conditions at the time of the application.

b. EV Capable Spaces may be installed in addition to the required EV Ready and EV Installed spaces.

c. Table 6.4.10A defines the generally required EV Ready Spaces in each site. Tables 6.4.10C and D establish the applicability of Table 6.4.10A to specific uses.

d. Of these EV Ready Spaces, Table 6.4.10A determines the minimum number which shall be EV Installed Spaces.

e. Handicapped Accessible vehicle charging stations shall be provided based on Table 6.4.10B. See Appendix H for information regarding Accessible EV Charging Station design.

f. For each five or more EV Ready Spaces at a site, the Commission may reduce total required parking by 1 space.

Table 6.4.10A Level 2 EV Ready parking space wiring requirements

Total Number of Parking Spaces*	Number of Required Level 2 EV-Ready or Charging Spaces**	EV Ready Spaces with installed EVSE* as a percent of required parking, based on Calendar year of site plan application		
		2021-2023	2024-2027	2028 and later
1-15	None required			
16 or more	10 percent of total rounded up to the nearest whole number	3 percent	7 percent	10 percent
* Truck and equipment parking spaces are not included in the above calculation.				

Table 6.4.10B ADA Requirements for EV Charging

Total number of	Number of EV Spaces required to comply with ADA requirements
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EVSE Spaces at site	Van Accessible Restricted to EV Charging (Note 1)	Van Accessible Restricted to EV Charging and Handicapped Parking
1 to 4	1	0
5 to 25	1	1
26 to 50	0	2
51 to 75	0	3
76 to 100	0	4
101 or more		4 plus 1 for each 60 or fraction thereof over 100

Note 1: In order to ensure that all EV users have access to charging equipment if only 1 to 4 EVSE stations are installed, the van accessible space shall meet the van accessible design requirements, including wheelchair aisle and ramp providing access to EVSE, but not be restricted to handicapped parking, provided sufficient handicapped restricted spaces are provided in accordance with Paragraph 6.4.4.G.

Table 6.4.10C Minimum Required EVSE Parking Spaces – Residential Uses

Use – Residential	Minimum Required EV Charging Facilities
Multi-family Dwellings and Multi-family Dwellings / SAMUD-OZ	See Tables 6.4.10A and 6.4.10B.
Assisted Living	<p>All assigned covered or garage parking spaces shall be provided Level 2 EV Ready circuits and outlets. Remaining parking spaces are used in Tables 6.4.10A and 6.4.10B to determine the shared EV Ready and EV Installed Spaces.</p> <p>MUD management shall contract with an EVSE supplier to provide chargers and means for billing usage to residents.</p> <p>If garages are adjacent to the associated dwelling, connection may be through the dwelling panel and meter. MUD management may require the occupant to purchase or lease approved EVSE.</p>
Elderly Housing	
Independent Living	

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Table 6.4.10D Minimum Required Parking Spaces – Commercial and Industrial Uses

Use	Minimum Required Parking Spaces
Bar, Nightclub, Lounge	See Tables 6.4.10A and 6.4.10B.
Bowling Alley	
Business Offices	
Hotel, Motel, Tourist Home	
Hospital, Sanitarium, Convalescent or Nursing Home	
Industrial and Manufacturing	
Library	
Places of Assembly, Amusement, Recreation, and Education	
Research	
Restaurants, Taverns, Cocktail Lounges	
Theater	
Park and Ride Lots	See Tables 6.4.10A and 6.4.10B. In addition, all light poles may have EV Level 1 outlets.
Charging Lots	None required. Allowed as an accessory use.
Municipal parks and recreation areas	Calculation based on employee parking estimated at the time of site plan application. See Tables 6.4.10A and 6.4.10B. Plus one.
Retail Stores	
Car Wash	
Fast Food	
Financial Institution	
Library	
Schools	
Medical and Dental Office	
Personal Service Shops	
Day Care and Pre-Schools	Calculation based on sum of requirements for various uses therein (e.g. retail stores, restaurants, etc.) with rounding applied to sum. See Tables 6.4.10A and 6.4.10B.
Warehouse	
Shopping Center	Recommended. Calculations should consider anticipated parking lot occupancy when religious services are not taking place. See Tables 6.4.10A and 6.4.10B.
Church, Synagogue	

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Section 11.8 APPENDIX H Electric Vehicle Supply Equipment (EVSE)

11.8.1. Purpose

The purpose of this appendix is to provide for and promote the use of Electric Vehicles (EVs), subject to reasonable conditions that will protect the environment, public health, safety, and welfare. Because EV charging requires more time than internal combustion engine (ICE) refueling, charging facilities will be widely distributed to allow vehicle operators to engage in other nearby activities such as home life, shopping, dining, or recreation while their EVs are being charged.

11.8.2. Electric Vehicle Definitions

1. **ELECTRIC VEHICLE:** A motor vehicle capable of being driven by a battery powered electric motor.
2. **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) or EV CHARGING STATION:** The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
 - a. **AC LEVEL 1 EVSE:** 110 to 120-Volt, alternating current (AC) EVSE connected to a 20 Ampere electrical outlet.
 - b. **AC LEVEL 2 EVSE:** 208 to 240 Volts AC EVSE connected to a 40 Ampere circuit.
 - c. **DC FAST CHARGING (DCFC) EVSE:** also known as **LEVEL 3 EVSE:** 208-480 Volt direct current (DC) chargers with 70 Ampere or higher capacity.
3. **ELECTRIC VEHICLE PARKING SPACES**
 - a. **EV INSTALLED SPACE:** A designated parking space with Electric Vehicle Supply Equipment (EVSE) installed and operational.
 - b. **EV READY SPACE:** A designated parking space which is provided with a minimum AC Level 2 EVSE or higher capacity sufficient to serve DC Rapid Charge EVSE.
 - c. **EV CAPABLE SPACE:** Electrical panel capacity, breaker space, and raceways or conduits to support eventual installation of AC Level 2 EVSE. .

11.8.3. Provisions

1. AC Level 1 and AC Level 2 Electric Vehicle Supply Equipment (EVSE) shall be permitted as an accessory use by right in all zoning districts and by Special Exception as primary use. Direct Current Fast Charging (DCFC or Level 3) EVSE are permitted as an accessory use and by Special Exception as primary use in all Commercial and Industrial Zones as defined in Article 4 of these regulations. Site plan approval is required for all uses except Single and Two-Family Dwellings.
2. The sale of electric energy through EVSE to the public or to appropriately restricted occupants, guests, customers, members, etc. is permitted in all zones except at one- and two-family dwellings. Any access restrictions shall be incorporated in the site plan and approved by the Commission.
3. EVSE connections shall meet current standards designed to be capable of serving all brands of EVs. Proprietary EVSE systems capable of serving only specific vehicle brands are permitted

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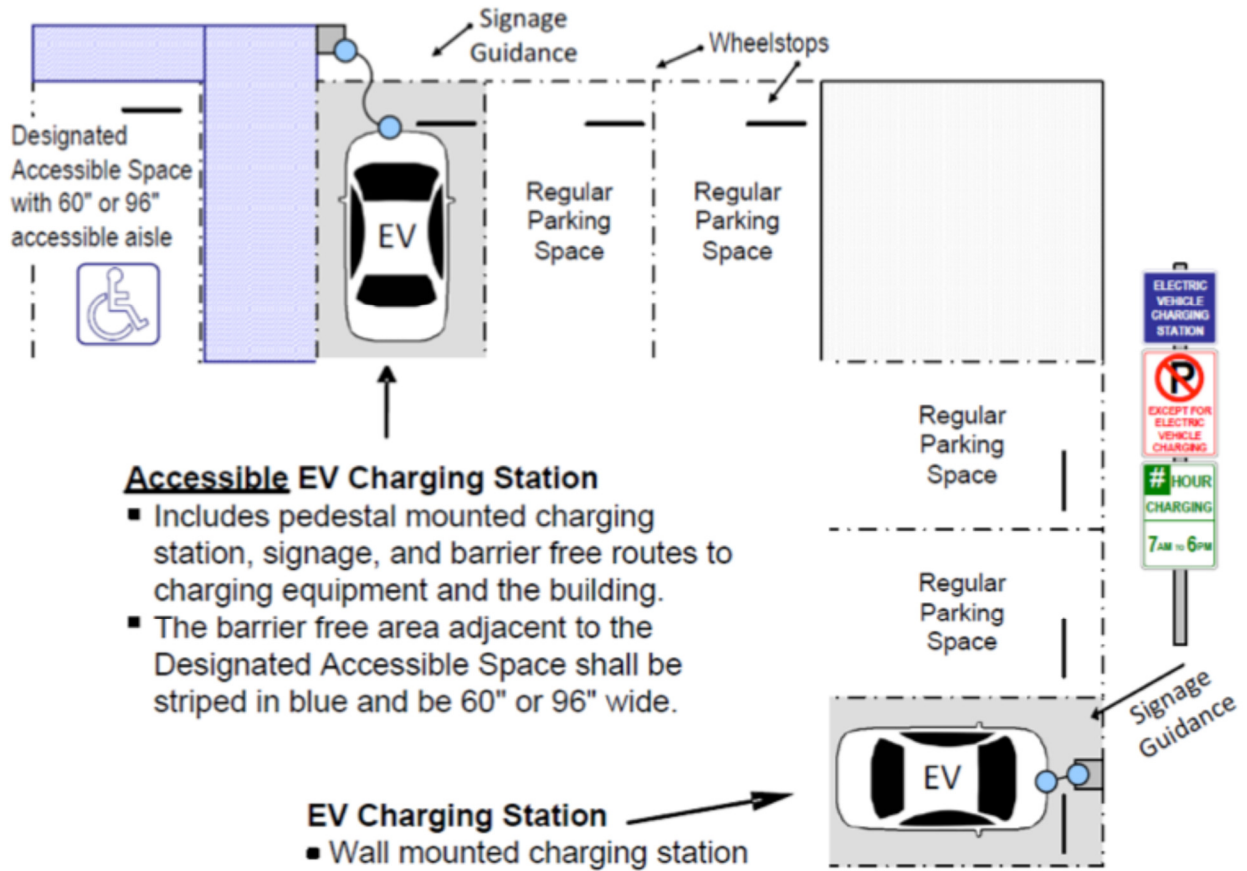
where otherwise allowed but may not be used to meet the minimum EV parking space requirements of Section 6.4.10.

4. The main electrical switchgear shall be installed with sufficient space and capacity to support 10% of spaces whether EV Installed or EV Ready at 208/240V and 40A per space. In an EV Ready or EV Capable Space, the circuit shall terminate in a suitable termination point such as a receptacle, junction box, or an EVSE, and be located in close proximity to the proposed location of the EV parking spaces.
5. EV Load Management Systems are permitted with shared or publicly accessible Level 2 EVSE, provided a minimum of 20 Amperes are delivered to each connected vehicle.
6. EVSE may be wall or pole mounted. EVSE may be shared among two or more spaces.
7. Signage and parking space paint shall be consistent with applicable standards and shall clearly identify EV Installed Spaces as well as any restrictions regarding users and time limits. Where public or shared access is permitted, rates shall be posted with sufficient size and visibility to be read before entering the parking space. Directional signage leading to EV charging spaces is permitted in addition to any other directional signage.
8. EVSE may include electronic displays that provide advertising, entertainment and other programming provided such displays are not visible from roadways, residential buildings or sites where residential buildings are permitted.
9. Location and safety considerations:
 - a. The EVSEs shall be located in desirable and convenient parking locations that will serve as an incentive for the use of electric vehicles. Placement may consider separate needs of customer and employee parking areas. Appropriate sharing of parking among EV users, ADA users and others should be considered in allocating spaces.
 - b. Electric vehicle charging stations are not permitted within the Town or State right-of-way except at municipal sites and adjacent to designated on-street parking.
 - c. The installation of an EVSE shall not reduce the vehicle's parking area dimensions below the size and standards required for parking spaces under section 6.4.5. This applies to EV Installed Parking Spaces as well as EV Ready Parking Spaces and EV Capable Parking Spaces.
 - d. Equipment shall be protected by wheel stops or concrete-filled bollards. Curbing may be used in lieu of bollards and wheel stops if the charging station is set back a minimum of 24 inches from the face of the curb.
 - e. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located so as not to impede pedestrian travel or create injury hazards for pedestrians.
 - f. Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
 - g. As established in Section 6.4, enough EV Charging Stations shall meet ADA Handicapped Accessible standards as defined in Paragraph 6.4.4.G Handicapped Parking. In addition to the usual requirements for Handicapped Parking, Accessible EV Charging Stations shall ensure access to equipment and cords. This is illustrated in Figure 11.8A.

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Figure 11.8A – EV Charging Station Design, including Accessible EV Charging Stations

Note: Not to scale.



App 21-08P, T's Auto Service Temporary & Conditional Permit PH 3/23/21

1. Request for the renewal of a two-year Temporary & Conditional permit for the display of four (4) automobiles for sale at T's Auto Service on the corner of Ellington Road and Pleasant Valley Road (across from the 7-11 store), RC zone.
2. This application was originally granted by the Zoning Board of Appeals (ZBA) in February 1986 to allow two (2) vehicles for sale and renewed by this Commission every two years since. The October 2010 Planning & Zoning Commission (PZC) approval allowed the applicant to increase the number of vehicles for sale to four (4).
3. The original ZBA approval and earlier PZC approvals included three conditions:
 - The permit is restricted to two (2) automobiles and excludes vans or trucks.
 - The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale.
 - There will be no parking at any time in the front area of the parking lot.
4. The regulations state that Temporary & Conditional permits may be granted by the Commission for a use, if the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured and traffic and other hazards will not result from such use.
5. If this application is approved, the Planning Department has no modifications to recommend.

T's Auto Service T&C Permit #21-08P
Approval Conditions

1. This permit is for a two (2) year maximum period;
2. This permit is restricted to four (4) vehicles for sale with a standard auto marker, and excludes vans or trucks;
3. The cars are to be no closer than twelve (12) feet from the corner. No more than twelve (12) cars in a single row with two (2) other cars making a second row (as shown in the diagram submitted) are to be parked from the station to Pleasant Valley Road. This includes the automobiles for sale; and
4. There will be no parking at any time in the front area of the parking lot (triangle and near the dumpster).

The permit will expire in two (2) years, March 23, 2023, and will have to be renewed at that time.

**Appl #21-011P, Messiah Evangelical Lutheran Church
Site Plan Modification**

3/23/21

Planning Department Report

1. Request for site plan approval for a 1,500 sf building addition on property located at 300 Buckland Road, Buckland Gateway Development Zone.
2. The proposal is to add on to the sanctuary to the rear and to add restroom facilities and storage space along the northerly side of the building. The number of seats within the existing church will not change. There are no improvements shown in the parking area.
3. The other improvements being made to the building include a façade change to the front of the building including creating a more traditional church appearance. Other changes include adding some sidewalk linkages from the parking area to the church entrance as well as a walkway to the parsonage house.
4. The site is serviced by a septic system and public water. The applicant has been working with Heather Oatis, Town Sanitarian on the septic system upgrades which she has reviewed and approved.
5. The applicant is proposing to add new accent lighting to the front face of the building. This project was reviewed by the ADRC on March 3, 2021. The Committee was very pleased with the design and goal of creating the church appearance. They did request the applicant consider adding some roof top screening in front of the existing unit on the north side of the building visible from the parking area.
6. There are regulated wetlands on the site, and the plan calls for some disturbances in the wetlands upland review area. A Minimal Impact Permit was issue don March 4, 20201 for this work with standard approval conditions.
7. Staff is recommending a bond in the amount of \$2,000.00 for erosion and sedimentation control

If this application is approved, the planning department requests that a new deed be filed combining the properties as both properties are integral to meeting the zoning requirement shown with this proposal.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Messiah Evangelical Lutheran Church

APPL. 21-10P

ENGINEER/ARCHITECT: Design Professionals

PROJ. # 2558

Submit mylars of sheets: 1 and 2

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$2,000 to ensure compliance with the erosion and sediment control.
4. All bonds must be in one of the forms described in the enclosed Bond Policy.
5. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
8. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
9. The building street number must be included on the final plan.
10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. *A deed combining the properties at 296 and 300 Buckland Road shall be submitted*

Memorandum

DATE: MARCH 23, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: MICHELE M. LIPE, DIRECTOR OF PLANNING
RE: BOND REDUCTION/ RELEASE

<u>IWA/CC Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
17-38P. Evergreen Crossing	\$, 5,000	\$ 5,000	-0-