

TOWN OF SOUTH WINDSOR AGENDA

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

TUESDAY, MARCH 23, 2021
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: **9400** (Call-In Instructions on Page 2)

EXECUTIVE SESSION / **6:00 PM**

Discussion with the Town Attorney related to litigation for **Appl. 19-12P, Educational Playcare, LTD** – request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 16,000+/- sf daycare facility, located on property at L028 Ellington Road (to be known as 742 Ellington Road), RC zone

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- 18P, Hendrickus and Rebecca Schurink** – request for a special exception to Section 7.12.2 to operate a commercial horse farm using the existing barn, on property located at 1116 Main Street, A-40 zone
3. **PZC Sponsored Text Amendment** – Electric Vehicle Charging Supply Equipment Zoning Text Amendment

REGULAR MEETING / Webex Conference ONLINE MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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.

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

1. **Appl. 21-08P, 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
2. **Appl. 21-10P, 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

3. **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**)
4. **Appl. 21- 18P, Hendrickus and Rebecca Schurink** – request for a special exception to Section 7.12.2 to operate a commercial horse farm using the existing barn, on property located at 1116 Main Street, A-40 zone

BONDS: Callings/Reductions/Settings

MINUTES: 3/9/21

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 21-19P, TOSW Farmers Market – request for a two year temporary conditional permit to operate the Farmers Market weekly from May 22 – September 25, 2021, on property located at 220 Nevers Road, RR zone

Appl. 21-20P, Evergreen Walk Lifestyle Center LLC – request to modify the Evergreen Walk General Plan of Development for the realignment of Evergreen Way to accommodate a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone

Appl 21-21P, Town of South Windsor Pleasant Valley Elementary School – request for a special exception to Table 3.1.1.A and site plan of development for a new 102,150 sf elementary school, on property located at 591, 623 and 647 Ellington Road, RR 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: 9400

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, 3/9/21 Continued to 3/23/21	5/27/21
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	4/13/21	
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		5/13/21
21-13P	3/9/21	^Distinctive Tree Care – request for site plan modification for a 7,200 sf building and employee parking area, shown as Phase 2, on property located at 595 Nutmeg Road North, I zone		5/13/21
21-14P	3/9/21	^Distinctive Tree Care – request for site plan modification for a 4,621 sf building and associated outdoor storage, shown as Phase 3, on property located at 591 Nutmeg Road North, I zone		5/13/21
21-15P	3/9/21	RTT, LLC – request for special exception to 4.1.1A for the sales of news/used cars, on property located at 1505 John Fitch Boulevard, Unit B, I zone	4/20/21	5/13/21
21-16P	3/9/21	Jessica Waterhouse – request for a special exception to Section 7.12.2 to create an animal sanctuary, to be known as “Mazolu Animal Sanctuary, on property located at 215 Main Street, A- 40 zone	4/20/21	5/13/21

OLD / PENDING BUSINESS – APPLICATION STATUS

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

21-17P	3/9/21	Monique Delmadge dba Precisely Pandas – request for a special exception to Table 4.1.1A / Section 7.4 to operate a daycare, on property located at 1033 John Fitch Boulevard, I zone	4/20/21	5/13/21
21-18P	3/9/21	Hendricks and Rebecca Schurink – request for a special exception to Section 7.12.2 to operate a commercial horse farm using existing barn, on property located at 1116 Main Street, A-40 zone	3/23/21	5/13/21
21-19P	3/23/21	TOSW Farmers Market - request for a two year temporary and conditional permit to operate the Farmers Market weekly from May 22 – September 25, 2021, on property located at 220 Nevers Road, RR zone		5/27/21
21-20P	3/23/21	Evergreen Walk Lifestyle Center LLC – request to modify the Evergreen Walk General Plan of Development for the realignment of Evergreen Walk to accommodate a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone		5/27/21
21-21P	3/23/21	^Town of South Windsor Pleasant Valley Elementary School – request for a special exception to Table 3.1.1.A and site plan of development for a new 102,150 sf elementary school, on property located at 591, 623 and 647 Ellington Road, RR zone		5/27/21