

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, MARCH 28, 2023
COUNCIL CHAMBERS 7:00 PM**

(Please call the Planning Department, 860-644-2511, ext. 2253 if you will be absent)

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. **Appl. 23-02P 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
2. **Appl. 23-07P Poulin Interior Lot Special Exception and Site Plan Modification** – 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
3. **PZC Sponsored Text Amendment-** 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 (continued from 3-14-23)
4. **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 1 Introductions/ Districts (continued from 3-14-23)

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

MINUTES: 3/14/23

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

1. **Appl. 23-02P 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
2. **Appl. 23-07P Poulin Interior Lot Special Exception and Site Plan Modification** – 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

3. **PZC Sponsored Text Amendment-** 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 (continued from 3-14-23)
4. **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 1 Introductions/ Districts (continued from 3-14-23)

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 3 & 4*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 23-12P T's Auto Service T&C Renewal-** request for a 2-year temporary and conditional permit (Section 2.13.a) to allow four vehicles for sale at 718 Ellington Road, RC zone
2. **Appl. 23-13P GDS Estimating** – request for a site plan modification for two new buildings, totaling approx.. 9,000 sf, on property located at 470 Governor's Highway, 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>

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 or meeting on	ACT by
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	On 3./28/23	
		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. 2.16 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	3/14/23; continued to 3/28/23	
		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 1 Introductions/Districts	3/14/23; continued to 3/28/23	

23-07P	2/14/23	Poulin Interior Lot Special Exception and Site Plan Modification – 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	On 3/28/23	
23-09P	2/28/23	Pelletier MHO Renewal - request for renewal of a 5-year major home occupation of a hair salon known as ‘Studio 549’, on property located at 549 Ellington Road, RR zone.		By 5/4/23
23-10P	3/14/28	Cusson Automotive Enterprises, LLC – request for a zone change of 9.92 acres of land from General Commercial to Industrial for property located at 753 John Fitch Boulevard	By 5/18/23	
23-11P	3/14/28	Industrial Flex Space – request for site plan approval for 39,850 sf of “flex” space contained within in multiple buildings, on property located at 75 Connecticut Avenue, I zone.		By 5/18/23