

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, APRIL 12, 2022
COUNCIL CHAMBERS 7:30 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. 22-10P 1496 Realty Associates-** request for a two year temporary and conditional permit for use of approximately 4,500 sf of lawn area for outdoor storage of trailers, on property located at 1496 John Fitch Boulevard, I zone

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 22-09P Simmons Soccer Field T&C-** request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone
2. **Appl. 22-12P, J.E. Shepard Company-** request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow a modular office at 185 Governor’s Highway, I zone
3. **Appl. 22-13P, J.E. Shepard Company-** request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow an office for the ‘Inspiration House Publishers’ at 1865 Main Street, A-40 zone
4. **Appl. 22-14P, J.E. Shepard Company-** request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow two apartments, known as ‘Home Farm Apartments’, on property located at 176 Windsorville Road, RR zone
5. **Appl. 22-10P 1496 Realty Associates-** request for a two year temporary and conditional permit for use of approximately 4,500 sf of lawn area for outdoor storage of trailers, on property located at 1496 John Fitch Boulevard, I zone
6. **Appl. 21-53P Miller Heights Subdivision-** request for two 90-day extension to file mylars in the Office of the Town Clerk

BONDS: Callings/Reductions/Settings

MINUTES: 3/15/22 and 3/22/22

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 22-15P, Lightning Fitness Expansion- request for a modification to the Special Exception approval to increase the recreational square footage from 24,000 sf to approx. 28,000 sf, on property located at 85 Nutmeg 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>

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
22-07P	2/8/22	Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone	Tentatively 5/10/22 (Extension granted to 5/10/22)	
22-08P	2/8/22	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone	Tentatively 5/10/22 (Extension granted to 5/10/22)	
22-09P	2/8/22	Simmons Soccer Field T&C- request for a renewal of a 2 year temporary and conditional permit (Section 2.13.a) to create two soccer fields, associated parking and temporary lights, at 225 West Road (southwesterly corner of West Road and Sullivan Avenue), GC zone		4/14/22
22-10P	2/8/22	1496 Realty Associates – request for a two year temporary and conditional permit for use of approximately 4,500 sf of lawn area for outdoor storage of trailers, on property located at 1496 John Fitch Boulevard, I zone	4/12/22	
22-12P	3/22/22	J.E. Shepard Company– request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow a modular office at 185 Governor’s Highway, I zone		5/26/22
22-13P	3/22/22	J.E. Shepard Company– request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow an office for the ‘Inspiration House Publishers’ at 1865 Main Street, A-40 zone		5/26/22
22-14P	3/22/22	J.E. Shepard Company– request for renewal of a 2 year temporary and conditional permit (Section 2.13.a) to allow two apartments, known as ‘Home Farm Apartments’, on property located at 176 Windsorville Road, RR zone		5/26/22
22-15P	4/12/22	Lightning Fitness Expansion– request for a modification to the Special Exception approval to increase the recreational square footage from 24,000 sf to approx. 28,000 sf, on property located at 85 Nutmeg Road, I zone	By 6/16/22	