

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
EXECUTIVE SESSION/SPECIAL MEETING**

**TUESDAY, APRIL 19, 2022
MADDEN ROOM 6:30 PM**

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

EXECUTIVE SESSION/ 6:30 PM

Discussion with the Town Attorney and Town Manager related to litigation for **Appl. 22-01P, 25 Talbot Lane Site Plan**- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor’s Highway, I zone

Discussion with the Town Attorney related to litigation for **Appl. 21-11P, 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 Avenue, GC zone

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

SPECIAL MEETING

PLEDGE OF ALLEGIANCE

CALL TO ORDER

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

1. Discussion regarding approach/process for writing new regulations moratoriums for housing and freight/warehouse facilities
2. Single-family housing – Review of existing bulk requirement and residential areas on the zoning map, location of open space subdivision and bulk requirements; and interior lots and bulk requirements (Jeff Folger and Michele Lipe overview of developments)
3. Future dates for planning meetings
4. Appointments to CRCOG Regional Planning Commission

ADJOURNMENT:

PLEASE BRING YOUR COPY OF THE ZONING REGULATIONS, SUBDIVISION REGULATIONS AND PLAN OF CONSERVATION AND DEVELOPMENT

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	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	5/10/22 (Extension granted to 5/10/22)	
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	4/12/22; continued to 5/10/22	
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	