

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
THURSDAY, APRIL 15, 2021 AND THURSDAY, APRIL 22, 2021
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, April 27, 2021 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

1. **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
2. **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
(continued from 4/13/21)

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

APP # 21-19 P, TOSW
FARMERS MARKET T & C
PH 4/27/21

1. Request for of a two-year temporary and conditional permit for a farmers market sponsored by the SW Parks & Recreation Commission located on the southern portion of the farm field at 220 Nevers Road, RR zone
2. The market will be held on Saturdays from May 22nd through September 25th. Set up will start at 8:00 a.m. The market will run from 9am – 12 pm.
3. The market will feature items grown or produced by local farmers such as: vegetables, fruits, flowers, honey, cheeses as well as specialty products produced from local farmers' products. Live entertainment will be featured as well.
4. A map has been provided showing the parking and layout for the event (vendor location, vehicle entrances and exits as well as traffic flow.) Access into the site will be from a single access drive to be improved at 220 Nevers Road. Parking area to accommodate 130+ cars will be located in front of the market area. We have asked the Parks Department to consider a safe passage for pedestrians that might want to access the park from Nevers Road and/or the Community Center.
5. In addition, the town parks department will be creating a soft berm, planted with forsythia, within the 50 foot buffer area along the property boundary of Windemere Court.
6. All health code requirements for vendors selling food or offering food samples must be met. The applicant will be responsible for ensuring that all necessary permits are obtained and submitted to the Health Department and to coordinate an inspection of the vendor booths prior to opening for the season.
7. Temporary signage is permitted Civic non-profit groups are allowed temporary signage on and off-site advertising special events and are permitted through the Planning Department.
8. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, 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."

STANDARD APPROVAL MODIFICATIONS

TEMPORARY & CONDITIONAL APPROVAL

PROJECT TOSW T & C Farmers Market

APPL. #21-19P

ENGINEER/ARCHITECT

PROJ. #

Submit mylars of sheets: N/A

1. The two-year Temporary and Condition permit will expire on April 27, 2023.
2. The market will be held weekly on Saturdays from May 22nd to September 25, 2021. Set up will begin at 8 a.m. and the market will run 9 a.m. to 12 p.m. Future dates for the 2020 Farmer Market must be submitted to the Planning Department.
3. The Health Department must be consulted and proper permits obtained for vendors selling or providing food at the market.
4. If there are buildings, structures, signs or other items that require a building permit or other Town approvals/permits, all such approvals or permits must be obtained prior to construction or use of the site.
5. All free standing signs and/or building signs (temporary or permanent) require the issuance of a sign permit before they are erected.
- 6.
- 7.

App. #21-09P BAHLER BROS T&C
PH 4/27/21

1. Request for temporary and conditional permit for a storage tent to house equipment at 24 Jeffrey Drive, I zone. A permit was originally issued to Superior Northeast by this Commission in August 2002.
2. The storage tent is approximately 30' X 60' and will be located within the 35' front yard setback.
3. Superior Northeast has relocated from this site and Bahler Brothers, the current owner of the property, has taken over the additional property and using it for storage of small equipment, tools and supplies.
4. The building code limits the duration of temporary structures. The applicant will be responsible for ensuring this temporary structure maintains a current building permit.
5. 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.

STANDARD APPROVAL MODIFICATIONS

PROJECT Bahler Brothers T & C/ Storage tent

APPL. #21-09P

ENGINEER/ARCHITECT

PROJ. #

Submit mylars of sheets: N/A

1. The Temporary and Condition permit will expire on April 27, 2023 and will have to renewed at that time if the use is to continue.
2. A new building permit is required to renew the temporary structure.