

TOWN OF SOUTH WINDSOR AGENDA

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

TUESDAY, APRIL 28, 2020
VIRTUAL ON-LINE 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: 8325

Call- in Instructions on Page 2

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

The public is welcome to email comments to planningzoningcomments@southwindsor-ct.gov

1. **Appl. 20-18P, BL Companies Evergreen Walk Text Amendment** – request to modify Section 4.2.11F (2) to change hours of trash removal/compaction and eliminate and remove requirements and restrictions to hours of loading activities, deliveries or pickups in the Buckland Gateway Development Zone

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

The public is welcome to email comments to planningzoningcomments@southwindsor-ct.gov

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

1. **Appl. 20-20P, 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
2. **Appl. 20-21P, 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
3. **Appl. 20-22P, 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

BONDS: Callings/Reductions/Settings

MINUTES: 4/14/20

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 20-20P, 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
2. **Appl. 20-21P, 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
3. **Appl. 20-22P, 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
4. **Appl. 20-23P, Nutmeg Properties of CT LLC** – request for a 2-lot minor resubdivision of 2.2 acres, on property located at 201-205 Nutmeg Road South, 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>

How to participate through the WEBex Conference Call

Call-in number: 855-925-2801

Meeting Code: 8325

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 don’t 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 que. When it’s your turn to speak, you will hear a voice announcement. While in the que, 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
19-57P	12/10/19	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development for a 161,000 +/- sf store, including a gas station, on Unit 12 (combining retail sf originally shown on Units 4, 9, 12 and 13), on property located at 151 Buckland Road, Buckland Gateway Development Zone	3/10/20 (continued by 5/18/20) <i>65 day ext. granted</i>	
19-58P	12/10/19	Evergreen Walk LLC – request for a text amendment to modify Section 4.2.15 A(2) 2 of the zoning regulations to increase the number of residential units from 200 to 440 units; and to modify Section 4.2.15 (A) 2 (c) to eliminate the requirement of the 2:1 ratio of residential to commercial uses within a Development Area plan, instead allowing the ratio to be met through the General Plan	PH NOT SCHEDULED <i>65 day ext. granted; PH by 4/18/20 extension allowed through Executive Order</i>	
20-04P	1/14/20	*Chestnut Ridge Subdivision – request from Horseshoe Lane Assoc, LLC for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 56+ acres, to create a total of 19 lots, on property located at 534 Barber Hill Road (easterly side of Barber Hill Road, southerly of East Windsor town line), RR zone	3/10/20 (continued by 6/13/20) <i>65 day ext. granted</i>	
20-02P	1/28/20	*Kilkenny Heights II Subdivision- request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones	PH NOT SCHEDULED <i>65 day ext. granted; PH by 6/620</i>	
20-17P	3/10/20	^360 Burnham Street LLC – request for Site Plan of Development for three (3) industrial buildings totaling 13,400 sf, on property located at 360 Burnham Street, I zone		5/14/20 <i>65 day ext requested</i>
20-18P	3/24/20	BL Companies Evergreen Walk Text Amendment – request to modify Section 4.2.11F (2) to change hours of trash removal/compaction and eliminate and remove requirements and restrictions to hours of loading activities in the Buckland Gateway Development Zone	<i>PH on 4/28/20</i>	
20-20P	4/28/20	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		7/2/20
20-21P	4/28/20	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		7/2/20
20-22P	4/28/20	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		7/2/20
20-23P	4/28/20	Nutmeg Properties CT LLC –request for a 2-lot minor resubdivision of 2.2 acres at 201-205 Nutmeg Rd S, I zone		7/2/20