

LEGAL NOTICE

SOUTH WINDSOR PLANNING & ZONING COMMISSION

Notice is hereby given that there will be a Public Hearing on Tuesday, May 25, 2021 at 7:00 PM in the Council Chambers of the South Windsor Town Hall to consider the following::

1. **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 5/11/21)**
2. **Appl. 21-20P, Evergreen Walk Lifestyle Center LLC** – request to modify the Evergreen Walk General Plan of Development for the realignment of Evergreen Way to accommodate a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone **(continued from 5/11/21)**

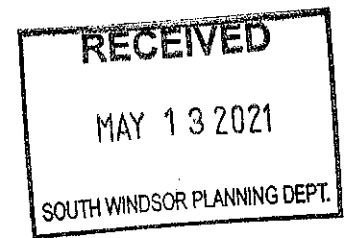
To view this meeting, please tune into Channel 16 if your provider is Cox Cable or go to: gmedia.swagit.com/live

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

May 2021

South Windsor Town Hall
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074



Re: Geisslers Plaza

Dear P&Z:

I am writing to voice my concerns of the proposed Geisslers Plaza. While I am in full agreement that this plaza needs to be renovated, I agree with the shops and restaurants but have concerns over the proposed apartments.

In the past few years we have had new apartments built in South Windsor. These apartments do house families that attend our school system. I would strongly urge you to contact the Board of Education to see the number of students we currently educated from Andrews Way and 175 Oakland. If the apartments are approved we are looking at more families entering our school system – especially with the high number (42) of two bedrooms you are proposing. Sometimes all it takes is one or two more students in a grade to put the numbers over to make it necessary to create a new classroom (more books, more desks, computers, a physical room, a teacher (salary, benefits, etc). It can be a costly endeavor.

I also would like to know the definition of “luxury” apartments. If you could let the public know what amenities will be available under that description? I was told by a town council member that the apartments at 175 Oakland would be luxury apartments. The apartments would be for member of our community that are looking to downsize. (Yes, this is exactly what I was told by a board member.) While those apartments are nice.... they are far from luxury. There is no covered parking, no clubhouse or common area, no swimming pool, recreation area and no additional storage. How will these apartments be different?

I hope you consider my comments. As an employee of the South Windsor School System I am omitting my name in the event any information in this letter is a conflict of interest.

Thank you for your consideration.

Dear Commissioners,

As your task is not an easy one, the Strawberry Fields Association wishes to acknowledge your efforts over the last several weeks in providing a fair hearing to our owners. Our sense is that you have understood our concerns and that you will give them weight during your deliberations on this zone change application, and also during any future design reviews.

We continue to believe that it will be very difficult for the developer to meet the buffer regulations along our entire shared property line given the planned proximity and height of the buildings, building D in particular.

We followed Chairman Pacekonis' comments with interest regarding changes to the buffer area. These changes could be part of the solution.

If the application is approved, we stand ready to work together with the applicant representative, the Commission and Michele Lipe on the evaluation of the detailed design of the buffer zone between our properties.

Thank you again for your consideration.

Strawberry Fields Association

Michael McMath President

Elaine Anderson Vice-President

John Hawkins Secretary

Jim Greeson Treasurer

App. 21-23P, TicketNetwork T & C RENEWAL
PH 5/25/21

1. Request for the renewal of a two-year temporary and conditional permit to allow chickens, geese and goats on the TicketNetwork property located at 83 Gerber Road, I zone. The T&C permit was originally issued in 2013 and the current permit expires on June 11, 2021.
2. The applicant's purpose for keeping chickens is to provide employees with fresh eggs. They are aware that the health code requirement does not allow the eggs to be used on site unless they have been USDA approved.
3. The area dedicated to this use is about 2 acres and includes two chicken coops and a 3,000 square foot fenced area. The animals are cared for by a TicketNetwork employee. The last permit renewal allowed for 64 chickens, 2 geese and 2 goats. The applicant is requesting to keep the same numbers.
4. 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".
5. The Planning Department is not aware of any complaints arising from the keeping of the animals.

If this application is approved, the Planning Department has no modifications to request.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT TicketNetwork T & C Animals

APPL. #21-23P

ENGINEER/ARCHITECT

PROJ. #

Submit mylars of sheets: N/A

1. This permit it to allow 64 chickens, 2 goats and 2 geese on site.
2. This permit will expire in two years, on May 25, 2023, and will have to be renewed at that time if the use is to be continued.

App #21-25P Lowe's Outdoor Storage T&C

PH 5/25/21

1. Request for a two-year temporary and conditional permit for the outdoor storage and display of garden/landscaping materials at Lowe's Home Center, 31 Buckland Hills Drive, GD zone. Outdoor storage is prohibited in the Buckland Gateway Zone under Section 4.2.9.I.
2. The use goes back several years and as it grew, the PZC decided in 2015 that the storage/display was best handled as a 2-year temporary and conditional permit. The original T&C permit was issued May 12, 2015, and the current permit expires on May 28, 2021.
3. The most recent applications allowed the temporary outdoor storage of grills, chairs, tractors and wheel barrows in front of the store. It also allowed the storage of garden plants in front of the garden center. In addition, it allowed the storage of excess bagged goods (mulch, soil, rocks) to the north of the garden center, encompassing the entire side parking area in the spring and summer months. The applicant has provided a portion of the site plan that shows the area to be used in conjunction with this T&C permit and is how the site it being used today.
4. The fire marshal has reviewed this request. He has asked Lowe's to keep the fire lane around the building clear and has required them to relocate pallets from that area.
5. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a use which is not specified elsewhere in these regulations for a period not to exceed two 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."

If this application is approved, the staff have no further modifications requested.

STANDARD APPROVAL MODIFICATIONS

TEMPORARY & CONDITIONAL APPROVAL

PROJECT Lowe's T & C Outdoor Storage/Display

APPL. #21-25P

ENGINEER/ARCHITECT

PROJ. #

Submit mylars of sheets: N/A

1. The Temporary and Condition permit will expire on May 25, 2022 and will have to be renewed at that time if the use is to continue.
2. 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.



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786

AREA CODE 860/644-2511

FAX 860/644-3781

OFFICE
OF THE
TOWN COUNCIL

April 6, 2021

Mr. Michael Maniscalco, Town Manager
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Maniscalco:

At its Regular Meeting of April 5, 2021, the South Windsor Town Council approved the following Resolution:

WHEREAS, the Town of South Windsor purchased property located at 725 Sullivan Avenue on December 31, 2008; and

WHEREAS, the Town of South Windsor has received an offer to purchase 725 Sullivan Avenue; and

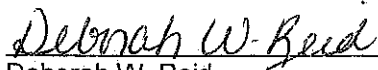
WHEREAS, the Town of South Windsor received an appraisal in the amount of \$265,000, which JP RE Holdings, LLC has agreed to pay contingent upon all municipal approvals; and

WHEREAS, the buyer has presented preliminary plans for the construction and operation of a medical office building which will generate additional tax dollars; and

WHEREAS, any plan to sell municipal-owned property must first be submitted to the South Windsor Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby refers the sale of 725 Sullivan Avenue to the Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes, and Authorizes Town Manager Michael Maniscalco to sign and execute an agreement with JP RE Holdings, LLC.

Respectfully submitted,


Deborah W. Reid
Clerk of the Council

cc: Michele Lipe, Director of Planning
Bart Pacekonis, Chairperson, Planning & Zoning Commission