

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, MAY 25, 2021  
HYBRID MEETING 7:00 PM**

**(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)**

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

WEBEX Conference Call-In Number: **855-925-2801**

Meeting Code: **2440** (Call-In Instructions on Page 2)

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING / Webex Conference ONLINE MEETING 7:00 PM**

The public is welcome to email comments to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov) or to call in through the above referenced WEBEX call-in number. Please see Page 2 of this agenda for information on how to participate by phone at the meeting.

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**)

**REGULAR MEETING / Webex Conference ONLINE MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

The public is welcome to email comments to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov) or to call in through the above referenced WEBEX call-in number. Please see Page 2 of this agenda for information on how to participate by phone at the meeting.

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

1. **Appl 21-23P, Ticket Network Livestock Temporary and Conditional Permit** - request for renewal of a 2-year temporary and conditional permit (Section 2.13A) for an animal agriculture permit to allow 64 chickens, 2 geese and 2 goats, on property located at 83 Gerber Road East, I zone
2. **Appl. 21-25P, Lowes Temporary and Conditional Permit** - request renewal of a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone
3. **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

4. **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
5. **CGS Referral 8-24** for the sale of 725 Sullivan Avenue

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 4/27/21, 5/11/21, 5/18/21

**OLD BUSINESS:** *see page 3*

**APPLICATIONS OFFICIALLY RECEIVED:**

Appl. 21-29P, Davis Resubdivision - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot and one additional frontage lot, on property located at 591 Pleasant Valley Road, A-20 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>

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How to participate through the WEBEX Conference Call:

Call-in Number: **855-925-2801**

Meeting Code: **2440**

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 do not 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 queue. When it is your turn to speak, you will hear a voice announcement. While in the queue, 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
21-11P	2/23/21	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 Ave, GC zone	4/13/21, 4/27/21, 5/11/21 continued to 5/25/21	
21-20P	3/23/21	Evergreen Walk Lifestyle Center LLC – request to modify the Evergreen Walk General Plan of Development for the realignment of Evergreen Walk 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	5/11/21 continued to 5/25/21	5/27/21
21-21P	3/23/21	^Town of South Windsor Pleasant Valley Elementary School – request for a special exception to Table 3.1.1.A and site plan of development for a new 102,150 sf elementary school, on property located at 591, 623 and 647 Ellington Road, RR zone	6/8/21	5/27/21; 35 day extension granted to 7/1/21
21-23P	4/27/21	Ticket Network Livestock Temporary and Conditional Permit - request for renewal of a 2-year temporary and conditional permit (Section 2.13A) for an animal agriculture permit to allow 64 chickens, 2 geese and 2 goats, on property located at 83 Gerber Road East, I zone		7/1/21
21-25P	4/27/21	Lowes Temporary & Conditional Permit - request for renewal of a 2-year temporary and conditional permit (Section 2.13.a) to allow seasonal outdoor display/storage of garden products from April – July, in an area southerly side of the building, on property located at 31 Buckland Hills Drive (Manchester, CT), Buckland Gateway Development zone		7/1/21
21-26P	5/11/21	Unitex – request for a site plan of development to create an off-site parking lot with 50 parking spaces on 1.4 acres, on property located at 150 South Satellite Road, I zone		7/15/21
21-27P	5/11/21	UW Realty VII LLC, request for a zone change of 33,750 sf from Industrial to General Commercial, on property located at 140 Troy Road, I zone		7/15/21
21-28P	5/11/21	UW Realty VII LLC, request for a special exception to Table 4.1.1A and site plan of development for a duplex, on property located at 140 Troy Road, GC zone		7/15/21
21-29P	5/25/21	Davis Resubdivision - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot and one additional frontage lot, on property located at 591 Pleasant Valley Road, A-20 zone		7/29/21