

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, OCTOBER 12, 2021  
COUNCIL CHAMBERS 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, on gmedia.swagit.com/live or live stream on Facebook at www.facebook.com/SouthWindsor

**PLEDGE OF ALLEGIANCE  
PUBLIC HEARING/7:00 PM**

- 1. **Appl. 21-40P South Windsor Stone and Landscape Supply LLC**– request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone (continued form 9/28/21)
- 2. **Appl. 21-36P, 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

**REGULAR MEETING:** start approx. **9:00 PM**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

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

- 1. **Appl. 21-39P, Kilkenney Heights II**- request from Mannarino Builders Inc. for reapproval of the 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 (previously approved October 30, 2020)
- 2. **Appl. 21-40P South Windsor Stone and Landscape Supply LLC**– request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone
- 3. **Appl 21-21P, TOSW Pleasant Valley Elementary School** –change order request to approved landscaping plan
- 4. Discussion regarding potential moratoriums (cannabis retail and residential housing) and Zoning Regulations updates (accessory apartments)

**BONDS:** Callings/Reductions/Settings

**MINUTES:** 9/14/21

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl. 21-43P, Charter Realty on behalf of Evergreen Walk LLC**- request for a site plan modification for the re-development/construction of 12,819 sf educational building, at 528 Evergreen Way, Buckland Gateway Development Zone.

**Appl. 21-44P, Charter Realty on behalf of Evergreen Walk LLC**- request for a site plan for the construction of a proposed 3,200 sf restaurant with outdoor seating, at 601 Evergreen Way, Buckland Gateway Development 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>

## 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
21-36P	7/13/21	^25 Talbot Lane- 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 (s/ side of Governor's Highway, e/ side of Talbot Lane), I zone	PH on 10/12/21	9/16/21; 65 day ext. granted to 11/20/21
21-39P	8/17/21	Kilkenney Heights II- request from Mannarino Builders Inc. for reapproval of the 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 (previously approved October 30, 2020)	9/14/21	11/18/21
21-40P	8/17/21	South Windsor Stone and Landscape Supply LLC– request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone	PH On 9/28/21; continued 10/12	
21-41P	9/14/21	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	By 11/18/21	
21-42P	9/14/21	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	By 11/18/21	
	9/14/21	PZC Sponsored Text Amendment- Add Section Article 2, Section 2.24. A one-year moratorium on retail cannabis establishments.		
21-48P	9/28/21	Peoples Bank on behalf of Evergreen Walk LLC request to modify the Evergreen Walk General Plan of Development for Unit 5a (southwesterly corner of Buckland Road and Cedar Ave) to modify the uses to include up to 50,000 sf of office and/or retail, on property located at 151 Buckland Road, Buckland Gateway Development Zone	By 12/2/21	