

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, OCTOBER 15, 2019
COUNCIL CHAMBERS/MADDEN ROOM 7:00 PM**

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING / COUNCIL CHAMBERS 7:00 PM

1. **PZC sponsored public hearing to review Section 6.5 Signs** – to gather community input and staff input as to effectiveness of existing regulations (required every four years in accordance with Section 6.5.13)

REGULAR MEETING / MADDEN ROOM

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. Mannarino Builders, Inc. - request for a pre-application conference in accordance with Section 7.14.3 to determine the potential for an open space subdivision at 248 Maskel Road and R024 and R025 Abbe Road, A-30 and RR zones
2. Appl. 19-28P, 360 Ellington Road Distribution Center – Change Order request for addition of 8 foot fencing along the Ellington Road frontage around the detention pond
3. Metro Realty signage – proposed development signage for “The Gateway”: development on Buckland Road (see attached)

BONDS: Callings/Reductions/Settings

MINUTES: 09/24/19

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 19-44P, Cooley Realty LLC dba Powerscreen New England** – request for a site plan modification to create a storage equipment area, and renewal of a 2 year temporary and conditional permit (Section 2.13.a) for outdoor display of equipment, for property located at 140 and 240 Nutmeg Road, I zone
2. **Appl. 19-48P, Scannell Properties #405, LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone
3. **Appl. 19-49P, Sherwood Inspection Services LLC** – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence including a 398 sf addition, into professional offices, on property located at 1071 Ellington Road, A-20 zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

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
19-44P	10/15/19	*Cooley Realty LLC dba Powerscreen New England – request for a site plan modification to create a storage equipment area, and renewal of a 2 year temporary and conditional permit (Section 2.13.a) for outdoor display of equipment, for property located at 140 and 240 Nutmeg Road, I zone		12/19/19
19-47P	9/24/19	Design Professionals, Inc. – request for a Zoning Text Amendment to add new Article 4, Section 4.1.9 Sullivan Avenue Mixed-Use Development which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue; Modify Section 4.4.4A Permitted Commercial and Industrial Uses to allow for Mixed-Use Developments by Special Exception; Modify Table 4.1.6A Commercial and Industrial Area to add a 5 acre minimum and other bulk requirements	11/12/19	
19-48P	10/15/19	^Scannell Properties #405, LLC – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone		12/19/19
19-49P	10/15/19	Sherwood Inspection Services LLC – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence including a 398 sf addition, into professional offices, on property located at 1071 Ellington Road, A-20 zone	10/22/19	12/19/19