

TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION

TUESDAY, OCTOBER 26, 2021

EXECUTIVE SESSION/PUBLIC HEARING/REGULAR MEETING COUNCIL CHAMBERS 7:00 PM

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

EXECUTIVE SESSION/ 6:00 PM

Discussion with the Town Attorney related to litigation for **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

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARING/ 7:00 PM

1. **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. (Continued from 10/12/21)

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

BONDS: Callings/Reductions/Settings

MINUTES: 9/28/21, 10/12/21

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-50P**, Appl. 21-50P, Daniel Accarpio – request for a special exception to Table 4.1.1A and site plan approval for an indoor recreational facility (approx. 8700 sf), to be known Dreams Baseball and Softball Training Facility, on property located at 185 Commerce Way, 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>

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 ; 10/26	9/16/21; 65 day ext. granted to 11/20/21
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 10/26	
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	
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		12/2/21
21-43P	10/12/21	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.		12/16/21
21-44P	10/12/21	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.		12/16/21
21-50P	10/26/21	Daniel Accarpio – request for for a special exception to Table 4.1.1A and site plan approval for an indoor recreational facility (approx. 8700 sf), to be known Dreams Baseball and Softball Training Facility, on property located at 185 Commerce Way, I zone		12/30/21