

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
PUBLIC HEARING / REGULAR MEETING
(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)**

**TUESDAY, NOVEMBER 10, 2020
VIRTUAL ONLINE MEETING 7:00 PM**

To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or Channel 6082 if your provider is Frontier, or go to: gmedia.swagit.com/live

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

Meeting Code: **8237** (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 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. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone (**Continued from 10/27/20**)

REGULAR MEETING / Webex Conference ONLINE MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

The public is welcome to email comments to 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. **Annual Organization Meeting**
 - a. Election of Officers
 - b. Review of Bylaws
 - c. Review of 2021 Meeting Dates
2. **Appl. 20-44P, Costco Wholesale** – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone
3. Discussion regarding potential zoning regulation updates:
 - a. Home Animal Agriculture; Sidewalk/Multi-use Paths; Outside Dining Requirements
 - b. Residential development trends

BONDS: Callings/Reductions/Settings

MINUTES: 10/27/20

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl. 20-56P, UW Vintage Lane II, LLC – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:

How to participate through the WEBEX Conference Call:

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

Meeting Code: **8237**

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

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
20-44P	8/18/20	*Costco Wholesale – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone	10/27/20 Continued to 11/10/20 <i>(Public Hearing must start by 10/22/20; Extension granted to 11/6/20)</i>	
20-53P	10/13/20	Christine Cassetari, request for renewal of a 5-year major home occupation, 'Chrissy's Hair Studio', on property located at 1483 Ellington Road, RR zone		12/17/20
20-54P	10/13/20	Robert Maffucci dba Vito's Restaurant "Weddings on the Farm" – request for renewal of a two year temporary and conditional permit to hold up to four (4) wedding and/or corporate events between June and October, on property located at 653 and 677 Rye Street, and 5 Saxton Lane East Windsor, RR zone		12/17/20
20-55P	10/27/20	Johnstone Text Amendment – request for a Zoning Text Amendment to modify Section 7.11 Home Occupations to add Section 7.11.3.12 under the "Major Home Occupation" criteria to require a minimum of 50% of product offered for sale must be made on the premises	11/24/20 <i>Public Hearing must start by 12/31/20</i>	
20-56P	11/10/20	^UW Vintage Lane II, LLC – request for a six (6) lot subdivision of 12.4 acres, including a Special Exception to Section 3.2.2 for one interior lot, on property known as 503 Barber Hill Road, located northerly of Vintage Lane and westerly side of Barber Hill Road, RR zone	<i>Public Hearing must start by 1/14/21</i>	