

TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING

TUESDAY, NOVEMBER 14, 2023  
COUNCIL CHAMBERS 7:00 PM

(Please call the Planning Department, 860-644-2511, ext. 2253 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 either:  
gmedia.swagit.com/live or live stream on Facebook at www.facebook.com/SouthWindsor

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. **POSTPONED UNTIL 11-28-23** – Appl 23-42P, The Metro Realty Management Corporation – request for a special exception to Sec. 7.22 and site plan of development for a 55-unit apartment complex property located at 240 Deming Street and a portion of 440 Buckland Road (northerly side of Deming St. and easterly of Buckland Rd.), MAH Zone
2. Appl 23-46P, Carvana LLC – request for Special Exception to 4.1.1A to allow for new and used motor vehicle sales (Dept of Motor Vehicle license is being requested) for the pick-up of vehicles sold through Carvana website, on property located at 13 John Fitch Boulevard, GC zone
3. Appl 23-47P, Cusson Automotive, Inc – request for a two-year temporary and conditional permit for temporary vehicle parking, on property located at 753 John Fitch Boulevard with access through 29 Mascolo Road, I zone

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

MINUTES: 10/10/23, 10/17/23, 10/24/23

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

1. **Annual Organization Meeting**
  - a. Election of Officers
  - b. Review of Bylaws
  - c. Review of 2024 Meeting Dates
2. Appl 23-46P, Carvana LLC – request for Special Exception to 4.1.1A for new/used motor vehicle license to allow for the pick-up of vehicles sold through Carvana website, on property located at 13 John Fitch Boulevard, GC zone
3. Appl 23-47P, Cusson Automotive, Inc – request for a two-year temporary and conditional permit for temporary vehicle parking, on property located at 753 John Fitch Boulevard with access through 29 Mascolo Road, I zone
4. Appl 23-41P, Scannell Properties #644, LLC – Kennedy Road Resubdivision – Request for two 90-day extensions for filing of mylars

BONDS: Callings/Reductions/Settings

OLD BUSINESS: see page 3

APPLICATIONS OFFICIALLY RECEIVED:

- Appl 23-46P, Carvana LLC – request for Special Exception to 4.1.1A for new/used motor vehicle license to allow for the pick-up of vehicles sold through Carvana website, on property located at 13 John Fitch Boulevard, GC zone
- Appl 23-47P, Cusson Automotive, Inc – request for a two-year temporary and conditional permit for temporary vehicle parking, on property located at 753 John Fitch Boulevard with access through 29 Mascolo Road, 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 pending; * IWA/CC granted; @ IWA/CC denied; # ZBA pending; ! ZBA pending; + Staff approval pending				
APP.	REC.		PH or meeting on	ACT by
23-42P	10/10/23	* <b>The Metro Realty Management Corporation</b> – request for a special exception to Sec. 7.22 and site plan of development for a 55-unit apartment complex property located at 240 Deming Street and a portion of 440 Buckland Road (northerly side of Deming St. and easterly of Buckland Rd.), MAH Zone	on 10/24/23; continued to 11-28-23	PH close 11/28/23
23-44P	10/24/23	<b>Berry Patch II Associated Limited Partnership</b> – request for a site plan modification including a lot line revision to reduce the overall parcel by approx. .3 acres, on property located at 440 Buckland Road, Buckland Gateway Development Zone		12/27/23