

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, NOVEMBER 23, 2021  
COUNCIL CHAMBERS 7:00 PM**

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

\*\*\*\*\*

**To view this meeting, please tune into Channel 16 if your provider is Cox Cable,  
or go to: [gmedia.swagit.com/live](http://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, 10/26/21 and 11/9/21)

**SPECIAL MEETING  
CALL TO ORDER:**

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

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, 10/26/21 and 11/9/21)

**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; 35 day ext. from IWA/CC approval extends 12/8/21
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; ext granted to 11/30/21	
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; ext to 11/30/21	
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