

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, DECEMBER 14, 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**

PUBLIC HEARING/ 7:00 PM

1. **Appl. 21-41P, 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 (Continued from 11/30/21)
2. **Appl. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development 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 (Continued from 11/30/21)

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 21-41P, 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
2. **Appl. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development 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
3. **Appl. 21-43P, 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.
4. **Appl. 21-44P, 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.
5. Change order request for changes to the monument signage at Evergreen Walk- see attached proposal
6. **CGS Referral 8-24** for the purchase of 220 Scantic Road (see attached letter and map)
7. Commission discussion regarding appointment of a member to the Open Space Task Force

BONDS: Callings/Reductions/Settings

MINUTES: 11/23/21, 11/30/21(Special Meeting), 11/30/21(Public Hearing & Regular Meeting)

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

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
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	11/30 Cont. 12/14/21	
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	11/30 Cont. 12/14/21	
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 Road 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 Road Gateway Development Zone.		12/16/21
21-52P	11/30/21	Greenskies Clean Energy, LLC – request for a site plan approval for the construction of a carport solar photovoltaic facility at the South Winsor Police Department, located at 151 Sand Hill Drive, RR zone (Applicant requests staff approval in accordance with Section 8.6)		2/3/22
21-53P	11/30/21	Miller Heights Subdivision - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot, on property located at 73 Miller Road, AA-30 zone	1/11/22	

Please Note: Application information, including mapping, can be found at: <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>