

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING**

**TUESDAY, FEBRUARY 27, 2024
COUNCIL CHAMBERS 7:00 PM**

(Please call the Planning Department, 860-644-2511, ext. 2253 if you will be absent)

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

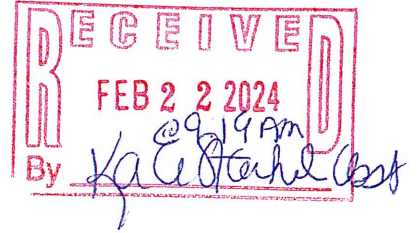
PLEDGE OF ALLEGIANCE

REGULAR MEETING

CALL TO ORDER

MINUTES: 2-13-24 Regular Meeting

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



Discussion regarding the Plan of Conservation and Development with consultant SLAM:

1. Recap of Public Workshop
2. Coordinated Vision/Growth Management Strategy
 - Future Land Use Policies Plan
 - Sewer Plan
 - Sidewalk Plan
 - Open Space Vision
3. Next Steps

PUBLIC HEARING – 8:30 PM (Continued from 2-13-24)

1. **Appl 24-03P, Burnham Realty, LLC** – request for a Special Exception to Table 4.1.1.A and site plan approval for a 5,400 sf building in phase 1 and 1,080 sf addition in phase 2, for equipment sales and rental, on property located at 396 Burnham Street, I zone (continued from 2-13-24)

REGULAR MEETING (continued)

PUBLIC PARTICIPATION

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

1. **Appl 24-03P, Burnham Realty, LLC** – request for a Special Exception to Table 4.1.1.A and site plan approval for a 5,400 sf building in phase 1 and 1,080 sf addition in phase 2, for equipment sales and rental, on property located at 396 Burnham Street, I zone

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

Appl 24-05P, Francisco and Katy Rivera dba Bake Me Happy – request for a 5-year major home occupation for a cottage bakery, at 222 Graham Rd, A-20 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
24-03P	1/23/24	^ Burnham Realty, LLC – request for a Special Exception to Table 4.1.1.A and site plan approval for a 5,400 sf building in phase 1 and 1,080 sf addition in phase 2, for equipment sales and rental, on property located at 396 Burnham Street, I zone	2/13/24; ext to 2/27/24	3/18/24
24-03P	2/13/24	* South Windsor High School Athletic Fields and Campus Improvements – request for a Special Exception to Table 3.1.1A and Site Plan of Development for the following: a new synthetic turf field including a Special Exception request to 6.4.3.4 for athletic field lighting; seven (7) new tennis courts and four (4) pickleball courts; and traffic and circulation improvements around the school campus, on property located at 161 Nevers Road, A-20 zone	3/12/24	4/16/24