

*Debrah W. Reid*  
RECEIVED MAR 20 2024  
@ 8:56am

**TOWN OF SOUTH WINDSOR AGENDA**

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

**TUESDAY, MARCH 26, 2024  
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](http://www.facebook.com/SouthWindsor)

**REGULAR MEETING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

1. **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
2. **Appl 24-04P, 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

**REGULAR MEETING**

**CALL TO ORDER**

**MINUTES:** 2-27-23 Regular Meeting

**PUBLIC PARTICIPATION**

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

1. **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

**BONDS:** Callings/Reductions/Settings

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED**

**Appl 24-06P, Simmons Soccer Field T&C** – request for a renewal of a two-year temporary and conditional permit for two soccer fields, associated parking and temporary lights, at 675 and 689 Sullivan Avenue (southwesterly corner of West Road and Sullivan Avenue), GC 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>

<b>OLD/PENDING BUSINESS- APPLICATION STATUS</b>				
^ IWA/CC pending; * IWA/CC granted; @ IWA/CC denied; # ZBA pending; ! ZBA pending; + Staff approval pending				
<b>APP.</b>	<b>REC.</b>		<b>PH or meeting on</b>	<b>ACT by</b>
24-04P	2/15/24	<b>*South Windsor High School Athletic Fields and Campus Improvements</b> – 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	On 3/26/24	
24-05P	2/1/24	<b>Francisco and Katy Rivera dba Bake Me Happy</b> – request for a 5-year major home occupation for a cottage bakery, at 222 Graham Rd, A-20 zone	On 3/26/24	