

RECEIVED APR - 3 2024  
@ 11:03 PM K.A. O'Connell

**TOWN OF SOUTH WINDSOR AGENDA**

**PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**TUESDAY, APRIL 9, 2024  
MADDEN ROOM 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](http://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**

**MINUTES:** 3-26-24 Regular Meeting

**PUBLIC PARTICIPATION**

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

1. **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
2. **Appl 23-32P, Evergreen Walk Unit 5** - review of 5,000 sf restaurant elevation located southerly of Cedar Ave. and westerly of Buckland Rd. Gateway Development (GD) Zone
3. **Draft Plan of Conservation and Development** – motion to refer the draft 2024 Plan of Conservation and Development to CRCOG and Town Council to start the 65 day public comment period

**BONDS:** Callings/Reductions/Settings

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

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl 24-08P, Medical Office Building** – request for a special exception to Section 5.3 (Office Conversion Overlay) and site plan of development for conversion of existing residence into medical offices, for a property located at 1300 Sullivan Ave. (formerly 8 Collins Ln.), RR 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; Continued 4/23	