

RECEIVED MAY 19 2023

8:15 am
Janis Chatur Tz

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING**

**TUESDAY, MAY 23, 2023
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 or live stream on Facebook at www.facebook.com/SouthWindsor

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. **Appl 23-15P, O'Evergreen LLC** – request for a zoning text amendment to Sections 4.2.2, 4.2.5 and 10.3 to modify Sec 10 Definition of Drive-through Facility and add Definition of Drive-up Facility and Fast Casual Restaurant; modify several criteria in Sec. 4.2.5 for such uses in the Buckland Gateway Development zone
2. **Appl 23-16P, Ivanov Text Amendment** – request for a zoning text amendment to add a definition for short term rentals and define criteria for such rentals in all residential zones

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

MINUTES: 5/9/23, 5/16/23

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

1. **Appl 23-17P, Leonard Retail-Restaurant Site Plan** – request for a site plan to contract a 2,520 sf retail/restaurant with a drive up window at 1014 Sullivan Ave, GC zone
2. **Appl. 23-19P, TOSW Farmers Market** – request for a site plan approval to operate a farmer’s market weekly from June through October, offering produce and other items such as vegetables, fruits, cheeses, meats, baked goods, soaps, and candles, on property located at 220 Nevers Road, RR zone

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

- Appl 23-20P, Fedex Gateway Expansion** – request for a site plan modification for 2,500 sf addition to the security building, on property located at 40 Kennedy Road, I zone
- Appl. 23-21P, Bahler Brothers, Inc.**– request for renewal of a 2-year temporary and conditional permit for a 30’ x 60’ storage shed on property located at 24 Jeffrey Drive, I 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
23-11P	3/14/23	^Industrial Flex Space – request for site plan approval for 39,850 sf of “flex” space contained within in multiple buildings, on property located at 75 Connecticut Avenue, I zone.		By 5/18/23; 65 day ext granted 7/21/23
23-13P	3/28/23	^GDS Estimating – request for a site plan modification for two new buildings, totaling approx. 9,000 sf, on property located at 470 Governor’s Highway, I zone.		By 6/1/23 or 35 days from IWA
23-15P	4/25/23	O’Evergreen LLC – request for a zoning text amendment to Sections 4.2.2, 4.2.5 and 10.3 to modify Sec 10 Definition of Drive-through Facility and add Definition of Drive-up Facility and Fast Casual Restaurant; modify several criteria in Sec. 4.2.5 for such uses in the Buckland Gateway Development zone	5/2/23	By 6/29/23
23-16P	5/9/23	Ivanov Text Amendment – request for a zoning text amendment to add a definition for short term rentals and define criteria for such rentals in all residential zones	5/23/23	By 7/13/23
23-17P	5/9/23	Leonard Retail-Restaurant Site Plan – request for a site plan to contract a 2,520 sf retail/restaurant with a drive up window at 1014 Sullivan Ave, GC zone		By 7/13/23
23-19P	5/9/23	TOSW Farmers Market - request for a site plan approval to operate a farmer’s market weekly from June through October, offering produce and other items such as vegetables, fruits, cheeses, meats, baked goods, soaps, and candles, on property located at 220 Nevers Road, RR zone		By 7/23/23