

RECEIVED MAY 22 2024

TOWN OF SOUTH WINDSOR AGENDA

@ 3:29 PM KAC Stanley

PLANNING & ZONING COMMISSION
REGULAR MEETING

TUESDAY, MAY 28, 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

REGULAR MEETING

PUBLIC HEARING

1. **Appl 24-14P, 235 Pleasant Valley LLC** – request for a 2-year temporary and conditional permit for the operation of a concrete company, on property located at 235 Pleasant Valley Road, A-40 zone
2. **PZC sponsored amendment** to modify several sections of Section 6.4.10 *Minimum Number of EVSE Parking Spaces* to clarify the number and timing of required EV installed and EV ready spaces; and modify Section 11.8 APPENDIX H *Electric Vehicle Supply Equipment (EVSE)* to update EV Charger requirements related to: equipment, screening, site signage and EV Charger installation illustrations (continued from 2-13-24)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES: 5-14-24 Regular Meeting

PUBLIC PARTICIPATION

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

1. **Appl 24-09P, Startline Development, LLC** – request for a site plan approval to combine three lots into one 4.3-acre parcel and construct a multi-tenant building totaling 30,200 sf., on properties located at 90, 100, and 120 South Satellite Road, I zone
2. **Appl 24-14P, 235 Pleasant Valley LLC** – request for a 2-year temporary and conditional permit for the operation of a concrete company, on property located at 235 Pleasant Valley Road, A-40 zone
3. **PZC sponsored amendment** to modify several sections of Section 6.4.10 *Minimum Number of EVSE Parking Spaces* to clarify the number and timing of required EV installed and EV ready spaces; and modify Section 11.8 APPENDIX H *Electric Vehicle Supply Equipment (EVSE)* to update EV Charger requirements related to: equipment, screening, site signage and EV Charger installation illustrations

BONDS: Callings/Reductions/Settings

OLD BUSINESS

APPLICATIONS OFFICIALLY RECEIVED

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
24-09P	5/14/24	*Startline Development, LLC – request for a site plan approval to combine three lots into one 4.3-acre parcel and construct a multi-tenant building totaling 30,200 sf., on properties located at 90, 100, and 120 South Satellite Road, I zone	5/28/24	7/18/24
24-10P	5/14/24	Downeast Text Amendment – request by Downeast, LLC to add Section 5.11 Gateway South Overlay Zone (GSOZ) to create a new overlay zone, applicable only to the Designed Commercial; establish minimum bulk requirements for minimum 10 acres lots; add permitted uses including: Assisted Living Facilities, Elderly Housing, Duplex Dwellings, Multi-family Dwellings, Senior Residence Developments, Multi-Family Assisted Housing, Educational Institutions and Large Solar Systems; and to add specific site and design criteria for retail and residential uses	7/9/24	PH by 7/18/24
24-13P	5/14/24	Friends of the Wapping Fair, Inc. – request for renewal of a five (5) year permit period commencing in 2024 to hold the annual Wapping Fair on property located westerly side of Brookfield Street, northerly side of Troy Road, RR zone	6/11/24	7/18/24
24-14P	5/14/24	235 Pleasant Valley LLC – request for a 2-year temporary and conditional permit for the operation of a concrete company, on property located at 235 Pleasant Valley Road, A-40 zone	5/28/24	7/18/24