

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, JUNE 13, 2023
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

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 (cont from 5-23-23)
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 (cont from 5-23-23)
3. **Appl. 23-11P 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.

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

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

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
3. **Appl. 23-11P 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.

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

Appl 23-25P The Mero Realty Management Corporation – request for a zone change of approx. 4.82 acres from Buckland Gateway Development Zone to the Multifamily Assisted Housing (MAHZ)” to include a portion of 240 Deming Street (4.82 ac) and a portion of 440 Buckland Road (.36 ac), including conceptual plan in accordance with Sec 7.22.2.A

Appl. 23-26P, Longleaf Developers, LLC– request for site plan approval for an 165 unit residential development to be called “The Residences at Evergreen Walk”, on approx. 31.6 ac [portion of 151 Buckland Road [within "Evergreen Walk" known as Unit 7C], and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone

Appl. 23-27P, Ticket Network Livestock Temporary and Conditional Permit - request for renewal of a 2-year temporary and conditional permit for an animal agriculture permit to allow 64 chickens, 2 geese and 2 goats, on property located at 83 Gerber Road East, I zone

Appl. 23-28P, Youth & Family Counseling, LLC -request for renewal of a 5-year major home occupation to operate a youth and family counseling office on property located at 1512 Main Street, A-40 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.	6-13-23	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 65 day ext granted 8/5/23
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; 6/9/23	
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; 6/9/23	
23-17P	5/9/23	Leonard Retail-Restaurant Site Plan – request for a site plan to construct a 2,520 sf retail/restaurant with a drive up window at 1014 Sullivan Ave, GC zone		By /13/23; ext to 7/25/23
23-21P	5/23/23	Bahler Brothers – 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		By 7/27
23-22P	5/23/23	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		By 7/27
23-23P	5/23/23	Raghubinder Bajwa DBA Bajwa Aesthetics – request for 5-year Major Home Occupation for a medical office on property located at 20 Oxford Drive, A-30 zone	By 7/27/23	
23-24P	5/23/23	^Cusson Automotive Enterprises, LLC – request for a site plan approval for a 12,000 sf facility for automotive repairs, on property located 753 John Fitch Boulevard, I zone		By 7/27/23

