

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, JUNE 22, 2021
COUNCIL CHAMBERS 7:00 PM**

(Please call the Planning Department, 860-644-2511, ext. 253 if you will be absent)

**To view this meeting, please tune into Channel 16 if your provider is Cox Cable,
or go to: gmedia.swagit.com/live**

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. **Appl. 21-27P, UW Realty VII LLC**, request for a zone change of 33,750 sf from Industrial to General Commercial, on property located at 140 Troy Road, I zone
2. **Appl. 21-28P, UW Realty VII LLC**, request for a special exception to Table 4.1.1A and site plan of development for a duplex, on property located at 140 Troy Road, GC zone
3. **Appl. 21-21P, Town of South Windsor Pleasant Valley Elementary School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 102,150 sf elementary school, on property located at 591, 623 and 647 Ellington Road, RR zone (**Postponed; continuation on 7/13/21**)

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 21-26P, Unitex** – request for a site plan of development to create an off-site parking lot with 50 parking spaces on 1.4 acres, on property located at 150 South Satellite Road, I zone
2. **CGS Referral 8-24** for the sale of 725 Sullivan Avenue
3. **Appl. 21-27P, UW Realty VII LLC**, request for a zone change of 33,750 sf from Industrial to General Commercial, on property located at 140 Troy Road, I zone
4. **Appl. 21-28P, UW Realty VII LLC**, request for a special exception to Table 4.1.1A and site plan of development for a duplex, on property located at 140 Troy Road, GC zone

BONDS: Callings/Reductions/Settings

MINUTES: 5/25/21

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-32P, The Shops at Evergreen Walk** – request for a site plan of development for a new 50,000 sf retail building, on property located at 151 Buckland Road, Unit 500, Buckland Gateway Development Zone
2. **Appl. 21-33P, Treglia Storage Lot** - request for a 2-year temporary and conditional permit (Section 2.13.a) to allow a storage lot for vehicles, boats, campers on property located at 15 Edwin Road, I zone

OTHER BUSINESS:

CORRESPONDENCE / REPORTS:

ADJOURNMENT:**OLD / PENDING BUSINESS – APPLICATION STATUS**

^ IWA/CC pend'g; * IWA/CC Granted; @ IWA/CC Denied; # ZBA pend'g; ! ZBA Granted; +Staff Approval pend'g

APP.	REC.		PH on	ACT by
21-26P	5/11/21	*Unitex – request for a site plan of development to create an off-site parking lot with 50 parking spaces on 1.4 acres, on property located at 150 South Satellite Road, I zone		7/15/21
21-27P	5/11/21	UW Realty VII LLC, request for a zone change of 33,750 sf from Industrial to General Commercial, on property located at 140 Troy Road, I zone	On 6/22/21	
21-28P	5/11/21	UW Realty VII LLC, request for a special exception to Table 4.1.1A and site plan of development for a duplex, on property located at 140 Troy Road, GC zone	On 6/22/21	
21-29P	5/25/21	Davis Resubdivision - request for a Minor Subdivision and a Special Exception to Section 3.2.2 of the zoning regulations and site plan approval for one interior lot and one additional frontage lot, on property located at 591 Pleasant Valley Road, A-20 zone	On 7/13/21	
21-30P	5/25/21	Hartford Truck Equipment LLC Temporary and Conditional Permit – request for a two-year temporary and conditional permit for a truck storage area to accommodate 100 trucks, approximately 1 acre in size, on property located at 542 King Street, GC and RR zones	On 7/13/21	
21-31P	6/8/21	^1060 Main Street LLC and Housing Authority TOSW – request for a special exception to table 3.1.1A, Section 7.7 and site plan of development for the redevelopment of the existing 31,495 sf facility into 37 elderly apartment units to be known as 1060 Main Street Elderly Housing, on property located at 1060 Main Street, A-40 zone	On 7/27/21	
21-32P	6/22/21	*The Shops at Evergreen Walk – request for a site plan of development for a new 50,000 sf retail building (replacing the existing 53,000 sf of retail known as Units 500 B, C and D), on property located at 151 Buckland Road, Buckland Gateway Development Zone		8/26/21
21-33P	6/22/21	Treglia Storage Lot - request for a 2 year temporary and conditional permit (Section 2.13.a) to allow a storage lot for vehicles, boats, campers on property located at 15 Edwin Road, I zone	PH by 8/26/21	

Please Note: Application information, including mapping, can be found at:

<https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>