

Dunah W. Reid, AIC  
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2:11:40am

## TOWN OF SOUTH WINDSOR AGENDA

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

TUESDAY, JUNE 27, 2023  
COUNCIL CHAMBERS 7:00 PM

(Please call the Planning Department, 860-644-2511, ext. 2253 if you will be absent)

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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)

### PLEDGE OF ALLEGIANCE

### PUBLIC HEARING

1. **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. (continued from-13-23)

### REGULAR MEETING

### CALL TO ORDER:

### PUBLIC PARTICIPATION:

MINUTES: 6/13/23, 6/20/23

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

1. **Appl 23-23P, 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
2. **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
3. **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
4. **Appl 23-17P, 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
5. **Appl. 23-24P Cusson Automotive Enterprises, LLC** – request for a site plan approval for a 12,000 sf facility -phase 1; 5,000 sf phase 2 for automotive repairs, on property located 753 John Fitch Boulevard with access through 49 Mascolo Road, I zone
6. **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.
7. Discussion re: Administrative correction – Major Home Occupation regulation

BONDS: Callings/Reductions/Settings

OLD BUSINESS: *see page 2/3*

APPLICATIONS OFFICIALLY RECEIVED:

OTHER BUSINESS:

CORRESPONDENCE/REPORTS:

### EXECUTIVE SESSION

Discussion related to litigation for **Appl. 21-11P, REESG Newco South Windsor, LLC** – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone

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>                          |
| 23-11P                                                                                                      | 3/14/23     | <b>*Industrial Flex Space</b> – 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; 6-27-23               | By 5/18/23; 65 day ext granted 7/21/23 |
| 23-13P                                                                                                      | 3/28/23     | <b>^GDS Estimating</b> – 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    |
| 23-17P                                                                                                      | 5/9/23      | <b>Leonard Retail-Restaurant Site Plan</b> – request for a site plan to construct a 2,520 sf retail/restaurant with a drive up window at 1014 Sullivan Ave, GC zone.                                                                                                                                                                                                                         | On 6/27                        | By /13/23; ext to 7/25/23              |
| 23-21P                                                                                                      | 5/23/23     | <b>Bahler Brothers</b> – 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                                                                                                                                                                                                                       | On 6/27                        | By 7/27                                |
| 23-23P                                                                                                      | 5/23/23     | <b>Raghubinder Bajwa DBA Bajwa Aesthetics</b> – request for 5-year Major Home Occupation for a medical office on property located at 20 Oxford Drive, AA-30 zone                                                                                                                                                                                                                             | Tentative 7-11-23 (By 7/27/23) |                                        |
| 23-24P                                                                                                      | 5/23/23     | <b>^Cusson Automotive Enterprises, LLC</b> – request for a site plan approval for a 12,000 sf (ph1) and 5,000 sf (ph 2) facility, for automotive repairs, on property located 753 John Fitch Boulevard, I zone                                                                                                                                                                               | On 6/27                        | By 7/27/23                             |
| 23-25P                                                                                                      | 6/13/23     | <b>The Metro Realty Management Corporation</b> – 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                                               | Tentative 7-11-23              |                                        |
| 23-26P                                                                                                      | 6/13/23     | <b>Longleaf Developers, LLC</b> – 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 | Ph by 8/17/23                  |                                        |

|        |         |                                                                                                                                                                                                                                                                    |               |            |
|--------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|
| 23-29P | 6/13/23 | <b>Ticket Network Livestock Temporary and Conditional Permit</b> - 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 | On 6/27       | By 8/17/23 |
| 23-28P | 6/13/23 | <b>Youth &amp; Family Counseling, LLC</b> -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                                                                | On 6/27       | By 8/17/23 |
| 23-29P | 6/13/23 | <b>Town of South Windsor</b> – request for special exception to Section 7.18 and site plan of development for the construction of Emergency Services Telecommunication Tower, on property located at 124 Sullivan Ave, RC zone                                     | Ph by 8/17/23 |            |