

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, JULY 12, 2022
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/ 7:00 PM**

1. PZC Sponsored Text Amendment - Add Section 8.2.E to establish criteria for the resubmission of applications within one year of Commission action
2. PZC Sponsored Text Amendment- Delete Section 7.1 Accessory and In-Law apartments and definitions; add Section 3.2.3 Accessory Apartments which establishes criteria for accessory apartments in single family zones; modify Table 3.1.1A Permitted Uses; and modify Table 6.4.3 Minimum Parking Requirements. PZC also proposes to opt out of Section 6 of Public Act 21-29

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 22-07P, Evergreen Walk, LLC Multifamily Text Amendment** – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone
2. **Appl. 22-08P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a 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
3. **Appl. 22-17P- Scannell Properties #644, LLC** – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone
4. **Appl. 22-18P Scannell Properties #644, LLC** – request for a site plan approval for a 241,800 sq ft warehouse and distribution center on 19.2 acres, on properties located at 67, 68 Kennedy Road and 352 Sullivan Ave., I zone.
5. PZC Sponsored Text Amendment - Add Section 8.2.E to establish criteria for the resubmission of applications within one year of Commission action
6. PZC Sponsored Text Amendment- Delete Section 7.1 Accessory and In-Law apartments and definitions; add Section 3.2.3 Accessory Apartments which establishes criteria for accessory apartments in single family zones; modify Table 3.1.1A Permitted Uses; and modify Table 6.4.3 Minimum Parking Requirements. PZC also proposes to opt out of Section 6 of Public Act 21-29

BONDS: Callings/Reductions/Settings

MINUTES: 5/24/22, 6/14/22

OLD BUSINESS: *see page 2 and 3*

APPLICATIONS OFFICIALLY RECEIVED:

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
22-07P	2/8/22	Evergreen Walk, LLC Multifamily Text Amendment – request to amend Specific Requirements for Multifamily Residential Use in the Buckland Gateway Development Zone - including Section 4.2.15 A.2.e to increase the number of units permitted to 365 units; and modify Section 4.2.15 A.2.c to modify the criteria for achieving the required 2:1 residential to commercial ratio for mixed use developments within this zone	5/10/22, 6/28/22	9/1/22
22-08P	2/8/22	Evergreen Walk, LLC – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a 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	5/10/22, 6/28/22	9/1/22
22-17P	4/26/22	Scannell Properties #644, LLC – request for a minor Resubdivision for the redesign of the cul-de-sac at the northern end of Kennedy Road, I zone	6/14/22, 6/28/22	9/1/22
22-18P	4/26/22	Scannell Properties #644, LLC – request for a site plan approval for a 241,800 sq ft warehouse and distribution center on 19.2 acres, on properties located at 67, 68 Kennedy Road and 352 Sullivan Ave., I zone.	6/14/22 cont. to 6/28/22	7/1/22; ext 7/31/22
22-20P	5/24/22	The Golden Lampstand T&C – request for a 2-year temporary and conditional permit to establish a small parking area with gazebo for periodic church gatherings, on property located at 401 King Street, RR zone	By 7/28/22	
22-21P	5/24/22	Leonard Zoning Text Amendment – request to Modify Section 6.4.2B Minimum Required Parking Spaces with a break down for different restaurant types; and add to Section 10.3 Definitions to add Restaurant, Fast Food (small) and Shopping Centers	By 7/28/22	
22-22P	6/14/22	Hartford Truck Equipment Site Plan- request for site plan modification for a 45,000 sf. ft. storage building, 10,000 sq. ft. addition to existing building and additional storage areas, on property located 95 and 45 John Fitch Boulevard and 542 King Street, GC zone.		8/18/22
22-23P	6/28/22	Evoqua Water Technologies - request for site plan modification for the addition of two containment pits on property located at 88 Nutmeg Road South, I zone		9/1/22
22-24P	6/28/22	Drake Motor Partners, LLC Buckland Road Gateway Zone Text Amendments– add to Permitted Uses Section 4.2.5F to allow for the sale of new and pre-owned automobiles including servicing; modify Prohibited Uses Section 4.2.61 to allow for the sales and services of new and used vehicles that are electric; and add to Site Appearance Requirements Section	PH by 9/1/22	

		4.2.9.1 to allow display up to 50 % of the site for news/used vehicles		
22-25P	6/28/22	Miracle World Outreach Ministries Temporary and Conditional Permit- - request for a 2-year temporary and conditional permit (Section 2.13.a) to allow a church use with limited hours, on property located at 400 Chapel Road, Unit 2A, I zone	Ph by 9/1/22	

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

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