

REVISED

TOWN OF SOUTH WINDSOR AGENDA

PLANNING & ZONING COMMISSION

TUESDAY, JULY 13, 2021

EXECUTIVE SESSION/PUBLIC HEARING/REGULAR MEETING COUNCIL CHAMBERS 7:00 PM

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

EXECUTIVE SESSION/ 6:30 PM

Discussion with the Town Attorney 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

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/ 7:00 PM

1. **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 (**continued from 6/8/21**)
2. **Appl. 21-29P, 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

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **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
2. **Appl. 21-29P, 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
3. **CGS Referral 8-24** for the 2-year lease of a one-acre space on property located at 157 Burgess Road.
See attached correspondence.

BONDS: Callings/Reductions/Settings

MINUTES: 5/25/21, 6/8/21, 6/22/21

OLD BUSINESS: *see page 2*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-34P, Pete's RV Parking T&C Renewal-** request for renewal of a two-year temporary and conditional permit (Section 2.13.a) for storage of up to 35 RV campers, on property located at 395 John Fitch Boulevard, GC zone
2. **Appl. 21-35P, Mangino Temporary & Conditional Permit Renewal-** request for a renewal of a two-year temporary and conditional permit to allow two apartments on property located at 272 Pierce Road, RR zone
3. **Appl. 21-36P, 25 Talbot Lane-** 25 Talbot Lane Site Plan- request by UW Vintage Lane II,LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I 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 pend'g; * IWA/CC Granted; @ IWA/CC Denied; # ZBA pend'g; ! ZBA Granted; +Staff Approval pend'g

APP.	REC.		PH on	ACT by
21-21P	3/23/21	*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	6/8/21 Continued to 7/13/21	
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- WITHDRAWN	Cont. to 7/13/21	
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- WITHDRAWN	Cont. to 7/13/21	
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 7/27/21	
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	
21-34P	7/13/21	Pete's RV Parking T&C Renewal- - request for renewal of a two-year temporary and conditional permit (Section 2.13.a) for storage of up to 35 RV campers, on property located at 395 John Fitch Boulevard, GC zone		9/16/21

21-35P	7/13/21	Mangino Temporary & Conditional Permit Renewal- request for a renewal of the two-year temporary and conditional permit to allow two apartments on property located at 272 Pierce Road, RR zone		9/16/21
21-36P	7/13/21	^25 Talbot Lane- 25 Talbot Lane Site Plan- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone		9/16/21