

TOWN OF SOUTH WINDSOR AGENDA

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

**TUESDAY, AUGUST 17, 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/ 7:00 PM

1. **Appl. 21-30P, Hartford Truck Equipment LLC Temporary & 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 St, GC and RR zones. **(Continued from 7/27/21)**
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

REGULAR MEETING

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 21-32P, 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
2. **Appl. 21-31P, 1060 Main 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
3. **Appl. 21-30P, Hartford Truck Equipment LLC Temporary & 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 St, GC and RR zones.
4. **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
5. Discussion regarding 2021 Legislative changes affecting zoning (see attached memo)

BONDS: Callings/Reductions/Settings

MINUTES: 7/27/21

OLD BUSINESS: *see page 3*

APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-39P, Kilkenney Heights II-** request from Mannarino Builders Inc. for reapproval of the Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones (previously approved October 30, 2020)

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
21-30P	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, Continued to 8/17/21	
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	7/27/21	9/30/21
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	On 8/17/21	
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	On 9/14/21	
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	On 9/14/21	
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
21-39P	8/17/21	*Kilkenney Heights II- request from Mannarino Builders Inc. for reapproval of the Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road, and 248 Maskel Road, A-30 and RR zones (previously approved October 30, 2020)	By 10/21/21	