

# TOWN OF SOUTH WINDSOR AGENDA

## PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 14, 2021  
COUNCIL CHAMBERS 7:00 PM

(Please call the Planning Department, 860-644-2511, ext. 253 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: [gmedia.swagit.com/live](http://gmedia.swagit.com/live)

### PLEDGE OF ALLEGIANCE

### REGULAR MEETING

### CALL TO ORDER:

### PUBLIC PARTICIPATION:

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

1. **Appl. 21-34P, Pete's RV Parking T&C Renewal**- request for renewal of a 2 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 2-year temporary and conditional permit to allow two apartments on property located at 272 Pierce Road, RR zone
3. **Appl. 21-45P, Cathy Paschetto, LLC** – request for a 5-year renewal of a major home occupation for an electrolysis office on property located at 89 Glenwood Road, A-30 zone
4. **Appl. 21-29P, Davis Resubdivision** - request for 90-day extension to file mylars in the Office of the Town Clerk
5. **Appl 21-56P, UW Vintage Hill II** –Request to establish the fee in lieu of open space for this subdivision at \$27,500 which represents 10% of the appraised value of the subdivision land prior to subdivision approval
6. Discussion regarding 2021 Legislative change - Accessory Dwelling Units and Cannabis Retail Sales and Cultivation (see attached summaries)
7. Discussion regarding a residential moratorium

### BONDS: Callings/Reductions/Settings

### MINUTES: 8/17/21

### OLD BUSINESS: *see page 2*

### APPLICATIONS OFFICIALLY RECEIVED:

1. **Appl. 21-41P, 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. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development 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. 21-45P, Cathy Paschetto, LLC** – request for a 5-year renewal of a major home occupation for an electrolysis office on property located at 89 Glenwood Road, A-30 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>