

Debrah W. Reid, ATC  
RECEIVED SEP 20 2023  
@ 11:10 AM

**TOWN OF SOUTH WINDSOR AGENDA**

**PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**TUESDAY, SEPTEMBER 26, 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 or live stream on Facebook at www.facebook.com/SouthWindsor

**PLEDGE OF ALLEGIANCE**

**REGULAR MEETING**

**CALL TO ORDER:**

**PUBLIC PARTICIPATION:**

**MINUTES:** 9/12/23

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

1. **Appl 23-33P, Pete's RV T & C Renewal** – request for a 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 23-26P, Longleaf Developers, LLC**– request for site plan approval for a 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
3. **Appl 23-35P – South Windsor Entertainment T & C Renewal** – request for renewal of a two-year temporary and conditional permit to operate a haunted walk known as Nightmare Acres, at Nomad's Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governors Highway, I zone
4. **Appl 18-48P, Barry Equipment** - Change order for outdoor equipment display

**BONDS:** Callings/Reductions/Settings

**OLD BUSINESS:** *see page 2*

**APPLICATIONS OFFICIALLY RECEIVED:**

**Appl 23-36P, Town of South Windsor Pollution Control** – request for site plan modification for minor improvements and upgrades to the existing pump station located at 565 Pleasant Valley Road, A-20 zone (Applicant requests staff approval in accordance with Section 8.6)

**Appl 23-37P, Town of South Windsor Pollution Control** – request for site plan modification for minor improvements and upgrades to the existing pump station located at 450 Clark Street, RR and FP zone (Applicant requests staff approval in accordance with Section 8.6)

**Appl 23-38P, Town of South Windsor Pollution Control** – request for site plan modification for minor improvements and upgrades to the existing pump station located at 455 Benedict Drive, A-20 zone (Applicant requests staff approval in accordance with Section 8.6)

**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>

<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>
23-26P	6/13/23	<b>*Longleaf Developers, LLC</b> – request for site plan approval for a 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	by 8/17/23; ext to 9/26/23	
23-33P	7/25/23	<b>Pete’s RV T &amp; C Renewal</b> – 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.	9/26/23	9/28/23
23-32P	8/15/23	<b>^Evergreen Walk Unit 5</b> – Intersection of Cedar Ave./Buckland Rd. and Cottonwood Lane – application for the construction of three retail/restaurant buildings, parking, utilities, and stormwater management on property located southerly of Cedar Ave. and westerly of Buckland Rd. Gateway Development (GD) Zone.	Tentative 10/10/23	10/20/23
23-35P	9/12/23	<b>South Windsor Entertainment T &amp; C Renewal</b> – request for renewal of a two-year temporary and conditional permit to operate a haunted walk known as Nightmare Acres, at Nomad’s Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governors Highway, I zone.	9/26/23	11/16/23