

TOWN OF SOUTH WINDSOR AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING**

**TUESDAY, SEPTEMBER 28, 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. 21-39P, 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)
2. **Appl. 21-40P South Windsor Stone and Landscape Supply LLC-** request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone
3. **Appl. 21-47P, Revolutions Outdoor Field Expansion Temporary and Conditional** Permit – request for a one year permit to create additional outdoor multi-purpose recreational fields 240’ X 400’, to accommodate league play, on property located westerly of 60 Bidwell Road, on 195 Governor’s Highway, I zone

CALL TO ORDER:

PUBLIC PARTICIPATION:

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

1. **Appl. 21-46P South Windsor Entertainment-** request for a two year temporary and conditional permit to operate a ‘Haunted Walk’ at Nomad’s Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governor’s Highway (known as L008), I zone
2. **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)
3. **Appl. 21-47P, Revolutions Outdoor Field Expansion Temporary and Conditional** Permit – request for a one year permit to create additional outdoor multi-purpose recreational fields 240’ X 400’, to accommodate league play, on property located westerly of 60 Bidwell Road, on 195 Governor’s Highway, I zone
4. Discussion regarding potential moratoriums (cannabis retail and residential housing) and Zoning Regulations updates (accessory apartments)

BONDS: Callings/Reductions/Settings

MINUTES: 9/14/21

OLD BUSINESS: *see page 2-3*

APPLICATIONS OFFICIALLY RECEIVED:

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
21-36P	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 (s/ side of Governor's Highway, e/ side of Talbot Lane), I zone	Tentative 10/12/21	9/16/21; 65 day ext. granted to 11/20/21
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)	On 9/28/21	
21-40P	8/17/21	South Windsor Stone and Landscape Supply LLC– request to the expand the special exception granted to Article 4, Table 4.1.1A for a landscape material sales and storage business to include a topsoil screening operation, located at 287 Strong Road to include a portion of the property at 275 Strong Road, and site plan modification for the combined properties, I zone	On 9/28/21	
21-41P	9/14/21	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	By 11/18/21	
21-42P	9/14/21	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	By 11/18/21	
21-46P	9/14/21	South Windsor Entertainment– request for a two year temporary and conditional permit to operate a 'Haunted Walk' at Nomad's Outdoor Aerial Park (alcohol proposed to be sold), on property located at 240 Governor's Highway (known as L008), I zone	On 9/28/21	
21-47P	9/14/21	Revolutions Outdoor Field Expansion Temporary and Conditional Permit – request for a one year permit to create additional outdoor multi-purpose recreational fields 240' X 400', to accommodate league play, on property located westerly of 60 Bidwell Road, on 195 Governor's Highway, I zone	On 9/28/21	11/18/21

	9/14/21	PZC Sponsored Text Amendment- Add Section Article 2, Section 2.24. A one-year moratorium on retail cannabis establishments is in place to provide the Planning and Zoning Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes is effective for one year.		
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