

**TO BE PUBLISHED IN THE JOURNAL INQUIRER  
THURSDAY, APRIL 16, 2020 AND FRIDAY, APRIL 24, 2020  
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, April 28, 2020 at 7:00 PM held by way of a Virtual Online Zoom Meeting to consider the following:

1. Appl. 20-18P, BL Companies Evergreen Walk Text Amendment- request to modify to Section 4.2.11F (2) to change hours of trash removal/compaction and eliminate and remove requirements and restrictions to hours of loading activities, deliveries or pickups in the Buckland Gateway Development Zone

**To view this meeting, please tune into Channel 16 if your provider is Cox Cable, or Channel 6082 if your provider is Frontier, or go to: [gmediaswagit.com/live](https://gmediaswagit.com/live)**

Copies of the application are on file in the office of the Town Clerk or/and the Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov)

Bart Pacekonis, Chairman

**PROPOSED AMENDMENT**  
**TO**  
**ZONING REGULATIONS**

**TOWN OF SOUTH WINDSOR, CT**

Amend Article 4, Paragraph 4.2.11F(2) to read:

2. No ~~loading~~, trash removal or compaction ~~or other such operations~~ shall be permitted between the hours of 11:00 p.m. and 5:00 a.m. ~~unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db as measured at the lot line of any adjoining property. No truck~~ Truck deliveries ~~or pickups and loading shall be permitted are allowed at any time.~~ ~~between the hours of 10:00 p.m. and 7:00 a.m.~~

So this paragraph will now read:

2. No trash removal or compaction shall be permitted between the hours of 11:00 p.m. and 5:00 a.m. Truck deliveries and loading shall be permitted at any time.

4/15/20

Appl 20-18P, BL Companies Text Amendment  
Public Hearing 4/28/20

1. This is a request to modify to Section 4.2.11F (2) to change hours of trash removal/compaction and eliminate and remove requirements and restrictions to hours of loading activities, deliveries or pickups in the Buckland Gateway Development Zone
2. The applicant's proposal eliminates any references to specific decibel limits that need to be complied with. The Town's noise ordinance would still have to be adhered to.
3. The second part of the request eliminates any restrictions to hours that truck deliveries and loading can occur. Currently the regulations prohibits truck deliveries between 10 Pm and 7 Am and limits loading activities without effective sound barriers.
4. I have provided the Commission a copy of the zoning map because, as you aware, this amendment would affect the entirety of the Buckland Gateway Development zone. I would note there are some area where single family residential properties do abut the Buckland Gateway Development Zone. Some Commissioners may recall that this requirement was created to address potential impacts on residential properties.
5. The Business Development section of the Town Plan has one of its goals for the town to "attract additional business development that is consistent with the character and scale of its surroundings with a strategy to maintain current business zones, with updates."
6. The Capitol Region Council of Governments has reviewed the amendment as required and has offered the following report: to be read into the record (attached)
7. If this application is approved, the Planning Department would request additional criteria be added such as a minimum distance from residential houses for all night activities and/or incorporation of effective sound barriers to reduce noise from night time activities be incorporated into the regulation.

March 26, 2020

**TO:** SOUTH WINDSOR PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2020-25: Proposed zoning regulation amendments pertaining to trash removal in Buckland Road Gateway Zone.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 4/28/2020.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Lynne Pike DiSanto.

**DISTRIBUTION:** Planner: Hartford, Windsor, East Windsor, Ellington, Vernon, Manchester, East Hartford

Respectfully submitted,

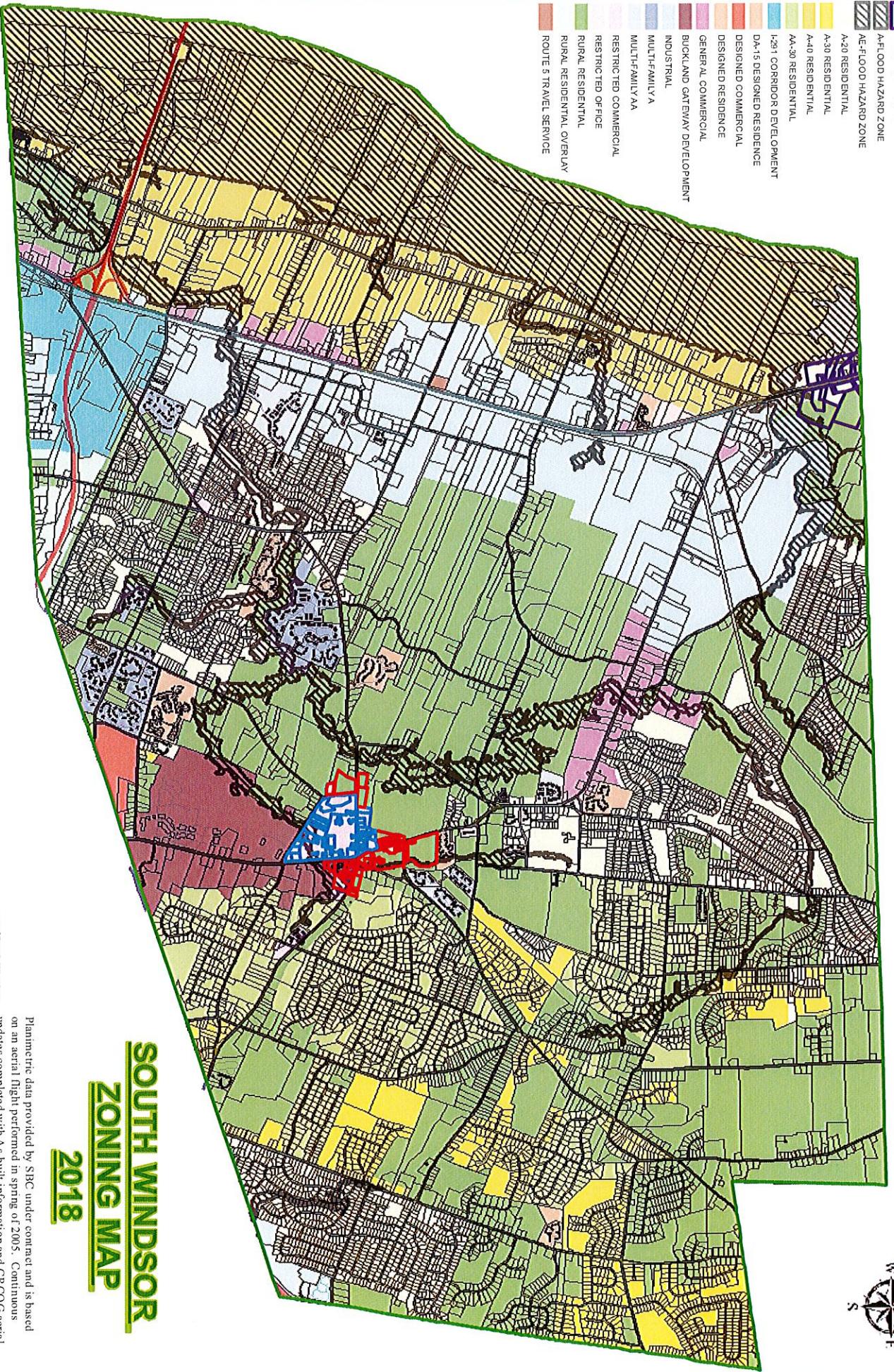
Karl Robert Profe, Chairman  
Regional Planning Commission

Jennifer Bartiss-Earley, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Principal Planner and Policy Analyst

- CENTER CORE ZONE
- CENTER NORTH ZONE
- RTE 5 NORTH ZONE
- AE-FLOOD HAZARD ZONE
- A-20 RESIDENTIAL
- A-30 RESIDENTIAL
- A-40 RESIDENTIAL
- A-1-30 RESIDENTIAL
- I-291 CORRIDOR DEVELOPMENT
- DA-15 DESIGNED RESIDENCE
- DESIGNED COMMERCIAL
- GENERAL COMMERCIAL
- BUCKLAND GATEWAY DEVELOPMENT
- INDUSTRIAL
- MULTIFAMILY AA
- MULTIFAMILY A
- RESTRICTED COMMERCIAL
- RESTRICTED OFFICE
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL OVERLAY
- ROUTE 4 TRAVEL SERVICE



# SOUTH WINDSOR ZONING MAP 2018

MODIFIED June 2018  
By Dawn Frank  
SIGISGIS BASE MAPS/BASE MAPS/5 x 11/LAYERED MAPS  
ZONING 2018



Planimetric data provided by SBC under contract and is based on an aerial flight performed in spring of 2005. Continuous updates completed with A-built information and CRCOG aerial flight performed in spring of 2009. This map is a graphical representation of property information and is subject to change. The Town of South Windsor and SBC assume no legal responsibility for information depicted on this map and is to be used for planning purposes only.

**APPLICATION # 20-20P; SHEPARD MODULAR OFFICE T & C  
PERMIT RENEWAL**

**4/28/20**

1. Request for renewal of a two - year temporary and conditional permit for a modular office at 195 Governor's Highway, I zone.
2. This temporary and conditional permit was originally granted in 1991. The office area is approximately 880 sq ft. (40' x 22') and it is located slightly outside the building line along Governor's Highway.
3. The modular office is currently not in use.
4. The Commission approved the permit with the condition that the property be brought into compliance before renewing the permit again.
5. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed 2 years. Such approval may be given after a public hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."
6. There are no Engineering comments on this application.
7. If this application is approved, the Planning Department has no modifications to request.



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1 inch = 135 feet

# App 20-20P Shepard Modular Office T&C

## 195 Governors Highway



# DRAFT

## **STANDARD APPROVAL MODIFICATIONS FOR T & C**

PROJECT Shepard Modular Office

APPL. #20-20P

ENGINEER/ARCHITECT

PROJ. #

The permit is for a two year renewal and will expire on April 28, 2022. If this use is to continue beyond that date, a renewal will be required.



**APPLICATION #20-21P; SHEPARD POST OFFICE BUILDING T & C  
PERMIT RENEWAL**

**4/28/20**

**Inspiration House Publishers**

1. Request for renewal of a temporary and conditional permit that had originally been granted by the ZBA in 1974 for an office for Inspiration House Publishers in the existing Post Office building at 1865 Main Street, A-40 zone.
2. This property is owned by the applicant and currently houses the East Windsor Hill Post Office as well as an apartment. The applicant has used this location in the past for Inspiration House as well as for the Giving Tree (a card, gift and book shop) approved through a ZBA temporary and conditional permit. The current use is the inventorying of the cards and books of the "Inspiration House Publishers." There are no retail sales and all shipments are made directly from the East Windsor Hill Post Office.
3. The applicant's **previous** description indicates that the level of activity is approximately 4 hours a week and would entail the owner's car being parked in the East Windsor Post Office parking area.
4. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed two years. Such approval may be given after a Public Hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."
5. There are no Engineering comments on this application.
6. If this application is approved, the Planning Department has no modifications to request.



**PZC App 20-21P Shepard Post Office Building T&C**

1865 Main Street

1 inch = 40 feet



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# DRAFT

## ***STANDARD APPROVAL MODIFICATIONS FOR T & C***

PROJECT Post Office – Publishers House

APPL. #20-21P

ENGINEER/ARCHITECT

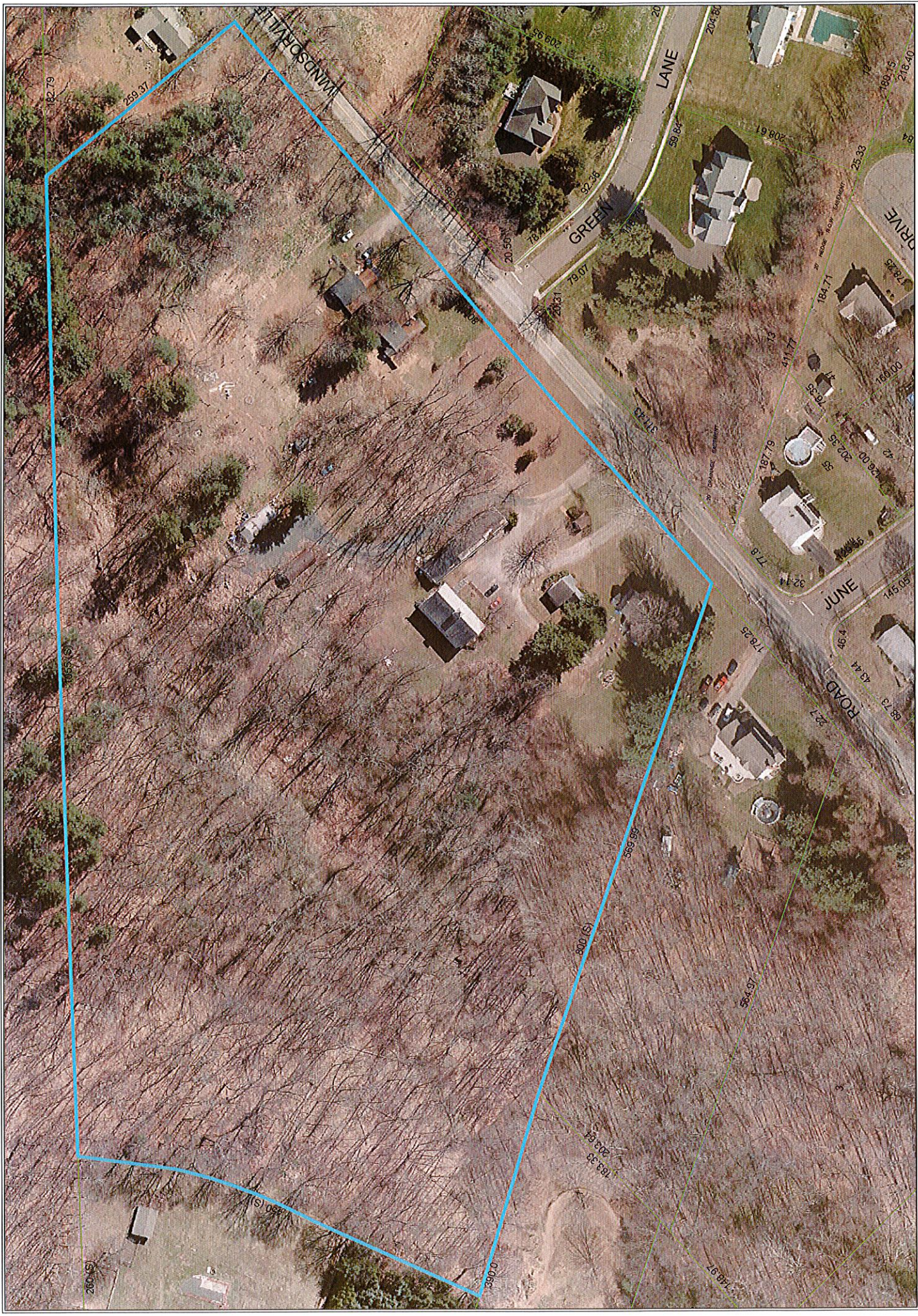
PROJ. #

The permit is for a two year renewal and will expire on April 28, 2022. If this use is to continue beyond that date, a renewal will be required.

**APPLICATION #20-22P; SHEPARD TWO APARTMENTS T & C PERMIT  
RENEWAL**

**4/28/20**

1. Request for renewal of a temporary & conditional permit for two apartments located at 176 Windsorville Road, RR zone. The original approval was granted in January 1993. The building was constructed in 1911, and the subject building had been used for a variety of nonconforming uses in the past, including a boarding house, teen center, manufacturing and apartment, and studio.
2. The RR zone does allow for accessory apartments; however there is no provision for multiple apartments in separate buildings on a site.
3. This property is served by wells. The applicant is responsible to the Environmental Health Officer the testing of the well on an annual basis.
4. The wording of the T & C permit regulation is that, "Temporary and conditional permits may be granted by the Commission for a period not to exceed two years. Such approval may be given after a Public Hearing if, in the judgment of the Commission, the public convenience and welfare will be substantially served, and the appropriate use of neighboring property will not be substantially or permanently injured, and traffic and other hazards will not result from such use."
5. There are no Engineering comments on this application.
6. If this application is approved, the Planning Department has no modifications to request.



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1 inch = 133 feet

# App 20-22P Shepard Two Apartments T&C

176 Windsorville Road



# DRAFT

## **STANDARD APPROVAL MODIFICATIONS FOR T & C**

PROJECT Shepard Two family Apt –176 Windsorville Rd

APPL. #20-22P

1. The applicant must work must test the water annually and provide the results to the town's Environmental Health Officer.
2. The permit is for a two year renewal and will expire on April 28, 2022. If this use is to continue beyond that date, a renewal will be required.

# Memorandum

**DATE:** APRIL 28, 2020  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** MICHELE R. LIPE, DIRECTOR OF PLANNING  
**RE:** BOND REDUCTION/ RELEASE

<u>Site Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
19-55P, Michels T & C (removal of junk)	\$ 20,000	\$20,000	-0-

<u>IWA/CC Bond</u>	<i>AMOUNT</i>	<i>REDUCTION</i>	<i>BALANCE</i>
17-38P, Evergreen Crossing E & S	\$ 30,000	\$25,000	\$5,000
17-38P, Evergreen Crossing - stormwater	\$ 25,000	\$25,000	-0-