

Posted
5/16

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM

RECEIVED
VERNON TOWN CLERK
16 MAY -2 AM 9:13

Application Number: _____
Official Receipt Date: _____
Munis Application #: _____

APPLICANT: Evergreen Walk, LLC

PROJECT NAME: Evergreen Walk, Buckland Road

COMPLETE LOCATION OF PROPERTY: West side of Buckland Road, South side of Deming Street

OWNER OF RECORD ON LAND RECORDS: Evergreen Walk, LLC

OWNER ADDRESS: c/o Laurence Rubinow, City Place, 185 Asylum St., Hartford, CT 06103

GIS PIN # 15300151 ZONE GD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Atty. Chris Smith, Shipman & Goodwin, One Constitution Plaza, Hartford, CT 06103

(860)251-5606 cjsmith@goodwin.com Estimated presentation time: 30 min.

THIS APPLICATION IS FOR: (Check all that apply):

- Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- Subdivision Minor Major
- Resubdivision (Public Hearing Required) Minor Major
- Conditional Subdivision
- Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- Site Plan of Development New Modification Building(s) Sq Ft _____
- General Plan of Development
- Dept of Motor Vehicle License - State Hearing per Section 14-55 for _____
- Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- Regulation Amendment Zoning Subdivision - Attach proposed amendment (Public Hearing Required)
- Temporary and Conditional Permit (Public Hearing Required) for _____
- Temporary and Conditional Permit Renewal for _____
- Detached In Law Apartment or Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- Major Home Occupation (Certificate of Mailing Required) for _____
- Other (explain in detail) _____

*An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

John Finguerra
Signature of Applicant
Evergreen Walk, LLC

Print Name of Applicant
John Finguerra, Its Member

John Finguerra
Signature of Property Owner
Evergreen Walk, LLC

Print Name of Property Owner
John Finguerra, Its Member

Member 5/2014

TIME FRAMES AND PROCEDURES FOR SUBMITTING APPLICATION & PLANS

1. Consult Planning Department for fee schedule. This application must be signed by the applicant and owner of the property and submitted in duplicate with all maps (3 copies) and documents (3 copies) required on attached checklist. If the owner is not available to sign the application a letter must be submitted by the owner granted permission to the applicant. Incomplete applications may result in rejection by the Planning and Zoning Commission.
2. The applicant shall be responsible for displaying a sign on the property that states that an application is pending before the Commission. The sign shall be visible from a town street and shall be displayed for at least ten (10) days before the scheduled meeting. Signs are available in the Planning Department, South Windsor Town Hall.
3. For any application for a zone change or special exception use, the applicant shall also notify abutting property owners in writing by certified mail within seven (7) calendar days of the time an application is submitted that an application is pending in front of the Commission. The applicant is required to provide a copy of the certified letter and to whom the letter was sent. The applicant may also be requested by the Commission to notify other property owners at the direction of the Commission. (If an application is submitted to the Planning and Zoning Commission and the Inland Wetlands Agency/Conservation Commission simultaneously, one letter addressing both applications can be sent.)
4. All prospective applicants are urged to confer with Town Planning Department and Engineering Department staff prior to submission of any application to the Commission.
5. Plans are officially received at regular meetings (generally 2nd and 4th Tuesday of the month) of the Planning & Zoning Commission.
6. Plans must be submitted as complete plans - - which includes application plus all required information contained on checklist. It is the applicant's responsibility to ensure that all information required on the checklist is submitted in one package at the time of submission - - including landscaping plans, architectural elevations, traffic report, etc.

Note: If the applicant is required to go in front of the Architectural Design Review Committee, it is imperative that the applicant fulfill the requirements on the checklist at the time of the meeting.

7. After review, Town staff will notify the applicant of requested/required modifications.
8. The Commission itself needs to have 5 sets of clean plans at their meeting, and staff needs two sets. Therefore, if there were no plan revisions, an additional four sets is required prior to the meeting day. If the applicant revises plans, seven new sets must be submitted. If a Public Hearing is required (or optional but likely) then eight sets are required ten days in advance of the public hearing (one set for the Town Clerk's office). Revised plans should be complete packages (applicant may disassemble previously submitted plans and reuse sheets if so desired).

Proposed Amendment to the South Windsor Zoning Regulations
Assisted Living/Gateway Development Zone

Amend the following paragraph of Article VII, Section 7.3, "Assisted Living Facilities", as follows:

7.3.5 Bulk Requirements -

B. Building Size/Height/Maximum Number of Units:

Maximum size of an Assisted Living Facility shall be 70,000 square feet gross floor area (~~85,000~~ 180,000 square feet gross floor area in GD zone). Building height is limited to the height limitations in the underlying zone. However, in any commercial zone with a maximum building height of 2 stories (30 feet) an Assisted Living Facility may be increased in height to three stories (45 feet) if the front yard setback is increased to at least 125 feet. Maximum number of units within a facility is 100 (140 in the GD zone).

Note: Deletions are shown struck through. Additions are shown underlined.