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MINUTES
TOWN PLANNING AND ZONING COMMISSION
JANUARY 9, 2007 7:00 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT

PRESENT: **Commissioners Mips, Profe, O'Brien, Parker and Alternate Commissioner Clark**
Alternate Commissioner Brookman was present, but not seated

ALSO PRESENT: **Town Planner Barz, Assistant Planner Bertotti and Planning Secretary Madison**

I. NEW BUSINESS

Commissioner Mips opened the meeting at 7:00 p.m.

A. **Public Communications and Petitions (five-minute limit per person)** - None

B. **Communications and Petitions from the Town Planning and Zoning Commission** - None

C. **Zoning Enforcement Officer's Report** - None

D. **CGS 8-24 Referral Requests** - None

E. **Pre-Application Scrutiny** - None

F. **Re-approvals/Revisions**

1. **Subdivision Re-approval – Ainsley's Meadow,** 57 Portman Street & 50T Valley View Drive, 7 Lots, R-8 & R-13 Zone, Sasportas/Lally

Ed Lally, Ed Lally Associates, Inc. said that the applicant was seeking re-approval of the Ainsley's Meadow subdivision because the mylars were not filed within the 90-day time period. He said that the plans have been modified and are ready for final review by staff.

Town Planner Barz recommended approval subject to the same modifications as the original approval.

Motion: Commissioner Profe moved to approve the application for Subdivision Re-approval for Ainsley's Meadow at 57 Portman Street and 50T Valley View Drive subject to all modifications of the original approval on July 12, 2006. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

G. Bonds - None

H. Site Plans - None

I. Minutes

1. **December 12, 2006**

Motion: Commissioner Profe moved to approve the minutes for December 12, 2006 as presented. Commissioner O'Brien seconded the motion and it passed 3-0-2 with Commissioner Parker and Alternate Commissioner Clark abstaining due to non-presence.

II. PUBLIC HEARINGS

Commissioner Mips opened the public hearings at 7:30 p.m. and Commissioner Profe read the legal notice into the record.

1. **Zone Boundary Change – 409 Dudley Town Road,** AG Zone to AA Zone, Jubrey
   - **CRCOG Referral Letter**

Aaron Jubrey, 409 Dudley Town Road said that he was requesting that his property be rezoned from agricultural to residential to make it contiguous with the surrounding properties. He said that he intended to subdivide his property into two lots add them to the subdivision recently approved for the adjacent properties at 405 and 407.

Commissioner Mips requested public comments. No one from the public came forward to speak regarding the application.

Town Planner Barz said that staff had signed off on the application. He said that the AA zone conforms to the Future Land Use Map in the 2004 POCD and he recommended approval.

Commissioner Profe read the CRCOG referral letter into the record.

Commissioner Mips closed the public hearing for this item.

Motion: Commissioner Profe moved to approve the Zone Boundary Change at 409 Dudley Town Road from the AG Zone to the AA Zone because the zone change will bring the property into conformance with the 2004 Plan of Conservation and Development and it will also bring the property into a zone that is the same as or similar to the surrounding properties. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

2. **Subdivision – 770 Matianuck Avenue,** 11 Lots, A Zone, Rayco/Alford

Wilson Alford, Jr., Alford Associates, Inc. presented a drawing and described the location of the site which has frontage on Matianuck Avenue and abuts Country Club Drive and Sunnyfield Drive. He stated that the Commission recently approved a Zone Change for the site from the AG Zone to the A Zone. He reviewed the drainage, sidewalks and utilities. He said that the stub that was left at the end of Sunnyfield Drive would provide access to the development. Regarding the comments from Project Engineer Penney, he said that he was in agreement with all of the comments, but he noted that the driveway turnarounds were only a recommendation and they would not be included in the plans.

Commissioner Mips requested public comments. No one from the public came forward to speak regarding the application.

Town Planner Barz said that there were staff comments generated by staff yesterday and today. He explained that those comments were based on plans submitted to staff on Friday, which gave little time for review and response before tonight's meeting. He said that the applicant will need to submit a bond for public improvements and there were several issues of a technical nature that would need to be resolved with staff. He recommended that the Commission accept a fee in lieu of open space and he recommended approval subject to staff review and approval.

Motion: Commissioner Profe moved to approve the Subdivision at 770 Matianuck Avenue for 11 Lots subject to the following modifications: 1) Town Engineer final review and approval of items noted in the email dated January 9, 2007; 2) Assistant Town Planner review and approval of items noted in the email dated January 8, 2007; 3) a fee in lieu of open space; and 3) Environmental Planner review and approval of the solar plan. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use Re-approval – 162 Broad Street,** Car Rental, Zoning Regulations Section 5.2.6E, B-2 Zone, Enterprise Rent-A-Car/Kolstad

2. **Zone Boundary Change – 209 Kennedy Road,** I-1 Zone to NZ Zone, Praise Power and Prayer Temple, Inc./Lally

The Commission directed that the above two applications be scheduled for public hearing at the next regular TP&ZC meeting on February 13, 2007.

C. **Old Business** - None

D. **Public Communications and Petitions (if not completed)** - None

IV. MISCELLANEOUS

1. **Annual Election of Officers**

Motion: Commissioner O'Brien nominated Anita Mips to serve as Chairperson of the Town Planning and Zoning Commission for 2007. Commissioner Profe seconded the motion and it passed unanimously, 5-0-0.

Motion: Commissioner Mips nominated Commissioner Profe to serve as Secretary of the Town Planning and Zoning Commission for 2007. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

2. **Annual Appointment of Capital Regional Council of Government (CRCOG) Representatives**

Motion: Commissioner O'Brien moved to reappoint Commissioner Profe Representative and Commissioner Kelsey Alternate Representative for the CRCOG Regional Planning Commission for 2007. Alternate Commissioner Clark seconded the motion and it passed unanimously, 5-0-0.

3. **FYI: Planning Magazine** – January 2007

V. PLANNER'S REPORT

Town Planner Barz said that in addition to the recent development projects including ING, Chiles Restaurant next to Target and Walgreen's which are progressing rapidly, the Hartford has officially announced that they will be building an office facility in Windsor at 1 and 11 Griffin Road North.

He also reported that press releases, emails and letters have been distributed to Town Commissions, State Legislatures, Developers and persons that have signed up to receive the Commission agenda.

VI. ADJOURNMENT

Motion: Commissioner O'Brien moved to adjourn the meeting at 7:45 p.m. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.