

MINUTES
TOWN PLANNING AND ZONING COMMISSION
NOVEMBER 13, 2007 7:00 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT
2007 NOV 20 P 6:08

PRESENT: Commissioners Mips, Profe, O'Brien, Smith and Alternate
Commissioner Towers

ALSO PRESENT: Town Planner Barz, Assistant Town Planner Good 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)

1. **E-mail from Craig Francis** – requesting that the public hearing for the Special Use application for 11 Wilson Avenue be postponed until the next regular meeting in December (See **Public Hearing Item II.3**)

Commissioner Profe read the above e-mail into the record.

Town Planner Barz said that there is another application on tonight's public hearing agenda that needs to be postponed as well. He stated that similar to the above request, there was a defect in public notice for the Special Use Re-approval application for 2149 Poquonock Avenue (See Public Hearing Item II.4). On behalf of the applicant, Rice Hardware, he requested that that application also be postponed until December. He noted that both applications would need to be re-advertised.

B. Communications and Petitions from the Town Planning and Zoning Commission

Commissioner Mips introduced the new Assistant Town Planner, Lauren Good.

C. Zoning Enforcement Officer's Report - None

D. CGS § 8-24 Referral Requests - None

E. Pre-Application Scrutiny

1. **Subdivision Pre-Application Scrutiny – 20 Center Street & 200 Clapp Road, 18 Lots, AA Zone, Custom Home Specialists, Inc./Lally**

Ed Lally, professional engineer with Ed Lally and Associates, Inc. in Windsor, presented a drawing and described the location of the site and the surrounding area. He explained that the subdivision plans no longer include 20 Center Street, therefore the number of lots has been reduced from 18 lots to 8 lots and the total parcel area is 11 acres.

Mr. Lally said that the applicant was proposing an open space subdivision with 6 acres of open space, 3 flag lots at the end of a cul-de-sac, public sewer and water service, and proper placement of hydrants. He noted that by retaining 6 of the 11 acres for open space, a significant portion of the site would be preserved for flora and fauna which were a concern expressed by an abutter at the zone change hearing.

Mr. Lally said that currently Clapp Road is broken into two roads and the applicant is proposing changing the name of this portion of Clapp Road to Aaron Way. He stated that there was currently only one home that would be affected by the name change. He also stated that the road would be relocated allowing for placement of homes further from the railroad tracks.

There was a general discussion. The Commission agreed that a name change would be appropriate because it would help with 911 responses. They also agreed that having the ability to place the homes further from the railroad tracks would be a positive change.

F. Re-approvals/Revisions - None

G. Bonds

1. Subdivision Bond Reduction – Sunnyfield Knoll and 770 Matianuck Avenue, Rayco

Town Planner Barz reviewed the public improvements that have been completed on the subdivision to date and he recommended that the bond amount be reduced to \$37,000.

Motion: Commissioner Profe moved to approve the Subdivision Bond Reduction application at Sunnyfield Knoll and 770 Matianuck Avenue to a bond amount of \$37,000 subject to receipt of a proper bond. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

H. Site Plans

1. Site Plan – 955 Kennedy Road, Veterinary Medical Office, 7,800± S.F., B-2 Zone, Sachdev/AIA Eng.

Town Planner Barz said that the applicant needed more time to complete the site plan and he recommended that the above item be tabled until the next regular meeting in December.

The Commission directed that the above item be tabled until the next regular meeting on December 11, 2007.

2. Site Plan – 209 & 225 Kennedy Road, Church & Religious School, 40,000± S.F., NZ Zone, Praise, Power & Prayer Temple, Inc./Lally

- Applicant request for waiver of requirement to provide irrigation system or additional topsoil
- Litter Control Plan
- IWWC Report/Environmental Planner Comments

Ed Lally, professional engineer with Ed Lally and Associates, Inc. in Windsor spoke for the applicant. He stated that the two parcels were recently rezoned from the residential zone to the public and quasi public zone which allows for religious facilities and schools as permitted uses. He presented a drawing and described the location of the site, the surrounding area and the existing conditions, noting that the existing house at 225 Kennedy Road would be removed. He said that his client was seeking approval for the first phase of the site plan this evening, which did not include the playfield on the right hand side of the site. He explained that his client was looking for an alternate location in consideration of the impact the playfield might have on nearby residents in the Stockbridge development and the impact on the wetlands in that area of the site as well.

Mr. Lally said that the school building would be one-story frame construction, designed to blend in with the residential homes in the area, and he presented a rendering of the proposed building elevations. He reviewed the layout of the building, parking and landscaping. He said that the Fire Marshal had asked for a road around the back of the building, but the issue was resolved by providing access to the outdoors from each classroom and the addition of a walking path. He reviewed landscaping, bus circulation, and a one-way access for the most easterly drive to resolve a site line issue.

Mr. Lally stated that pesticides are not used on the school ground and cannot be used there because the DEP restricts the use of pesticides by the age of the children. He said that the applicant has received approval for a Wetlands permit for Phase 1. In regard to other staff comments, he said that revised drainage calculations would be provided; sufficient handicap parking would be incorporated into the plans; mechanical units would be screened from view; a photometric plan has been submitted for review and approval; and signage details will be included on the final plans as well. Regarding the comment from the Environmental Planner, he said that he would provide a varied species of trees as requested, however he disagreed with her recommendation of using the Tulip tree and he would work with her on that issue. He said that all of the issues with the Fire Marshal had been resolved and he noted that the building would be sprinklered. He said that the plans met all zoning regulations and there would only be 21 percent coverage of the site. He requested Commission approval of Phase 1 subject to final staff review and approval of the staff comments that have not yet been addressed.

Mr. Lally said that his client has requested a waiver for the site irrigation requirements. He said that the Environmental Planner has agreed with the waiver because the site is has a shallow water table and it is not subject to drought and based on past experience with the lawn area on the site there would be not be any need for either sprinklers or additional top soil.

In response to a question from the Commission, Mr. Lally said that the building at 209 Kennedy Road, which is currently being used for the school and sanctuary will remain for use as the church sanctuary.

Town Planner Barz said that staff signed off with comments, but they were technical in nature and could be addressed with the final plans. He recommended approval subject to final staff review and approval of the architectural plans; a waiver of the irrigation requirement; details of the handicap ramp according to town standards; revised photometric plan; a substitute species of tree; revised drainage calculations; and acceptance of the litter control plan.

Motion: Commissioner Profe moved to approve the Site Plan for a church and religious school at 209 and 225 Kennedy Road subject to the following conditions: 1) all mechanical units will be shown on final plan; 2) approval includes a waiver for irrigation of the lawn areas on the site; 3) final architectural drawings approved by staff; 4) final photometric plan approved by staff; 5) substitute vegetation to the satisfaction of the Environmental Planner; 6) show detailed drawing of handicap ramp in accordance with Town standards; 7) final litter control plan approved by staff; and 8) final staff approval of drainage calculations. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

I. Minutes

1. October 9, 2007

Page 3, second paragraph – Correct to show that the Webers “own a building” nearby, not “live” nearby

Page 9 – Correct spelling of the name “Brophey” to “Brophy”

Page 17 – Correct to show that the public hearing for the text amendment application was, recessed “not closed”.

II. PUBLIC HEARINGS

Commissioner Mips opened the public hearings at 7:30 p.m. and Commissioner Profe read the legal notice into the record. Commissioner Mips announced that public hearing items 3 and 4 on tonight’s agenda would be postponed until next month.

1. *Special Use – 396 Windsor Avenue, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Mahmood

No one came forward to present the above application. Town Planner Barz said that this item was recessed from the meeting on October 9, 2007 until tonight because no one appeared at that meeting to present the application. He said that the applicant was aware that he or his representative needed to attend tonight's meeting to present the application.

Town Planner Barz said that there were two significant comments from the Building Official and the Fire Marshal. He said that the Building Official wrote that there are multiple building code violations that have not been corrected and he recommended that the Commission not approve this special use until the life safety issues are corrected and the Fire Marshal wrote that this or any other special use for this property should not be issued until existing fire and life safety code violations are corrected and he noted that the Commission is given authority to do this under Zoning Regulations Sections 2.4.4 and 2.4.5H.

Town Planner Barz also noted that the Environmental Planner said that a litter control plan has not been submitted. He recommended that the Commission deny the application.

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

There was a general discussion and the Commission agreed that the application should be denied for the reasons presented by staff members.

Commissioner Mips closed the public hearing for this item.

Motion: Commissioner Profe moved to deny the application for Special Use at 396 Windsor Avenue for a Limited Service Restaurant under Zoning Regulations 5.2.6D(1) without prejudice. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0. Anita, gives applicant opportunity to come back within year. Mike sec

**2. Special Use Re-Approval – 148 Pleasant Street, Home Office-Massage Therapy,
Zoning Regulations Section 4.5.15, A Zone, Loughran**

Carol Loughran, 148 Pleasant Street, said that she was seeking re-approval for a massage therapy facility in her home.

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

Town Planner Barz said that staff met with the applicant and they have received no complaints and have no concerns regarding this special use since it has been in operation. He noted that the regulations restrict the use to a one-year time limit and he said that giving the Commission the flexibility to extend the time limit would be considered with the re-write of the regulations that is currently in progress.

Motion: Commissioner Profe moved to re-approve the application for Special Use at 148 Pleasant Street for a Home Office – Massage Therapy, under Zoning Regulations Section 4.5.15 subject to a one-year time limit. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

3. Special Use – 11 Wilson Avenue, Auto Detail, Zoning Regulations Section 2.1.15, B-2 Zone, Francis

The Commission directed that the public hearing for the above application be postponed until the next regular TP&ZC meeting on December 11, 2007 due to a defect in the public notice.

4. Special Use Re-Approval – 2149 Poquonock Avenue, Outdoor Propane Storage, Zoning Regulations Section 2.1.15, B-2 Zone, Rice Hardware, Inc.

The Commission directed that the public hearing for the above application be postponed until the next regular TP&ZC meeting on December 11, 2007 due to a defect in the public notice.

5. Special Use Re-Approval – 758A Rainbow Road, Limited Retail Sales, Zoning Regulations Section 8.1.6M, I-1 Zone, Neighborcare

John Digiorgio, regional director for Neighborcare at 758 Rainbow Road said that he was seeking a re-approval of the special use for limited retail sales. He said that the company provides durable medical equipment and respiration equipment mainly to homes and nursing facilities. He said that he was seeking a re-approval of the special use because on rare occasions a client will come by the facility to pick up the equipment themselves.

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

Commissioner Mips said that there has been a lot of concern about trucks driving through the residential areas on Rainbow Road instead of using International Drive. She asked Mr. Digiorgio if the company trucks and the vendor trucks have been instructed to use International Drive.

Mr. Digiorgio responded that the company's drivers have been instructed to use International Drive and he would take steps to make sure that vendors are made aware that they should use International Drive as well.

Town Planner Barz said that staff met with the applicant and there were no issues or concerns during the first period of operation and they recommended an extended time limit of 3-5 years. He recommended approval subject to a strong recommendation that the business encourage all trucks to use International Drive.

Commissioner Mips closed the public hearing for this item.

Motion: Commissioner Profe moved to re-approve the application for Special Use at 758A Rainbow Road under Zoning Regulations Section 8.1.6M subject to the following conditions: 1) four-year time limit; and 2) a strong recommendation that the occupants of the business suggest internally and to vendors that trucks use International Drive and not Rainbow Road. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

6. Zone Boundary Change – 309 Rood Avenue, AA Zone to R-13 Zone, Bull/Lally

Ed Lally, professional engineer with Ed Lally and Associates, Inc. in Windsor spoke on behalf of his clients Bull Brothers. He presented a drawing and described the location of the site. He said that his clients were seeking a zone change from AA to R-13. He said that the site is surrounded by property zoned R-13 on three sides, with the exception of the CL&P property to the east that is under power lines and is zoned AA. He said that several years ago, the Commission approved a zone change for an abutting property from AA to R-13, although the Plan of Development at that time showed the area as low density residential, just as the Plan of Conservation and Development (POCD) does today. He said that the low density residential recommendation for this site has shown on the Development Plan for several years and he believed that it was just an oversight of the Commission that it was not considered for modification when the plans were being updated. He noted that the POCD also states that in its decisions, the Commission should check the compatibility of the requested change with the neighborhood.

Commissioner Mips requested public comments. Speaking against the application:

Stephanie Burbank, 312 Rood Avenue expressed a concern regarding a development of smaller condominiums being allowed as a result of the zone change.

Speaking neither for nor against the application:

Brenda Bowley, 225 Rood Avenue said that she was concerned about the impact on traffic safety if development of this lot is going on at the same time as the CL&P substation development across the street.

Town Planner Barz said that there were a couple of staff comments, but they applied to any future applications for development of the site and were not relevant at this time. Regarding the concern of the first neighbor that spoke, he said that the zone change would not open up the option to build condominiums. Regarding the difference in density between the different residential zones, he said that the allowable number of homes does not get cut directly in half. He said that the breakdown of the number of homes that could be built on the site would be as follows: in the R-13 Zone, nine homes; in the A Zone, seven homes; and in the AA Zone, five homes.

In rebuttal, Mr. Lally said that his client would come back next month with subdivision plans for pre-application scrutiny. He said that the average lot size would be over 19,000 square feet, with the only small lot being the lot with the existing house on it. In response to the concerns of the neighbors that spoke, he said that the applicant would build only single-family homes, not condos; and no activity would take place on the site until early spring if the applicant receives the required approvals. Regarding the POCD, he said that he didn't think that a lot of focus was given to this lot. He stated that if the zone change is approved, the size of the homes would not change and the developer would just be selling more infrastructure if the zone change is not approved.

Town Planner Barz cautioned the Commission that if they approved the zone change to R-13 using the argument that this site was not particularly scrutinized by the Commission when the POCD was being re-written, it would open up a gate for every similar location in town.

Mr. Lally said that the Commission does not have to approve the zone change for that reason. He stated that the main reason he believed that the zone should be changed is that the R-13 zone is consistent with the zoning of the surrounding area.

Commissioner Mips said that she was in favor of the zone change considering that this parcel is right in the middle of an area that is zoned R-13, not sitting on the edge of it. She noted that the adjacent CL&P parcel, zoned AA, would not change because of the high tension wires on that site.

Commissioner O'Brien said that he was not in favor of the zone change and he felt that there was a need to draw a line in the sand. He said that he thought that the area was most likely zoned for lower density as a starting point to make areas of high density less dense.

Commissioner Mips said that it looks like a spot zone. She said that the AA zone is out of character and the zone change would make it more consistent with the neighborhood.

Alternate Commissioner Towers said that even by the applicant's statement regarding the history of the zoning of this property, on two or three other Plans of Development this property has consistently remained zoned for lower density residential development and he was not in favor of this zone change.

Commissioner Profe said that he was on the fence with this issue. He said that although this area does stick out because of the difference in zoning, he thought that if it were developed as a lower density residential zone such as A or AA, it might be easier to develop and maybe the price could be lower, so the houses could sell.

Commissioner Smith said that he would encourage a change to the R-13 Zone, but with a density of no more than 10 homes.

Commissioner Mips noted that the Commission could not restrict the density, but she suggested that a compromise might be reached by approving a change from the AA zone to the A zone.

Mr. Lally said that the Town would collect less revenue in taxes, but have the same infrastructure and the same amount of road to plow if fewer houses were built because of the lower density zoning. He said that house prices have nothing to do with lot size and density, the density would not change the house value. He said that you lessen the value of a home by increasing infrastructure costs, not increase the value.

Commissioner Mips closed the public hearing for this item.

Motion: Commissioner Profe moved to deny without prejudice, the application for a Zone Boundary Change at 309 Rood Avenue from the AA Zone to the R-13 Zone for the reason that it is inconsistent with the 2004 Plan of Conservation and Development. Commissioner O'Brien seconded the motion and it passed, 3-2-0, with Commissioners Mips and Smith opposed.

7. Special Use – 6 Spring Street, Building Conversion/Office and Dwelling Unit, Zoning Regulations Section 4.5.1, R-8 Zone, Walsh/Wall

Jack Wall, attorney with Wall, McCormack and Robinson in Windsor said that his client, Jim Walsh was seeking a special use approval to allow a real estate agency at 6 spring Street. He distributed a printout from the Town's GIS system and noted that the house is oriented toward Poquonock Avenue. He also noted that there was another real estate office located nearby at 70 Poquonock Avenue and he described the other businesses in the surrounding area. He said that his client has been using his home for his real estate business as a home occupation for several years. He said that there should be no impact to traffic in the area because it would be a very low intensity operation and it would be a good transitional use between the adjacent residential area and the retail area on Poquonock Avenue.

Mr. Wall said that his client currently had 9 agents at this time and hopes to build up his staff to 15 agents. He said that in the past if you went to a real estate agent looking for a house you would go to the office, look at a list and then get in the car with the agent to go look at the house, but in today's world you would go on line, look at what house you want to look at and then arrange to meet the real estate agent at the house.

Regarding parking, Mr. Wall said that the Smith Agency has 30 agents and 20 parking spaces, another agency has 50 agents and 32 parking spaces and the Prudential office on Bloomfield Avenue has 60 people and only 22 parking spaces. He said that there are 9 spaces available at 6 Spring Street and it was estimated that there would be 4 agents in the office at any one time when the 15 agent mark is reached. He said that the visits to the site would be during off-peak hours with the busiest time being weekends and evenings. He said that the heaviest traffic would be at non-peak hours and it would be insignificantly greater than that of a two-family house.

Mr. Wall distributed a site plan. He noted that the plan was a work in progress and had not yet been submitted to staff for review. However, he said, the plan reflects approximately how the site would look. He described the location of the site, the parking, coverage and landscaping. Regarding landscaping, he said that his client would work with staff to make sure that the landscaping was appropriate, but would like to concentrate most of the landscaping where the wood fence is to shield the residents next door. He said that the building was rehabbed inside and out in 1995 and 1996 and the property is in better than acceptable condition. He said that there would be no parking directly in front of the house and he believed that it would be an excellent transitional use between the high traffic on Poquonock Avenue and the quiet residential neighborhood on Spring Street.

In response to questions from the Commission, Jim Walsh, 6 Spring Street said that the 9 parking spaces included 2 in the garage and 7 outside the garage and he stated that the garage doors would not be removed. He said that the property would appear no different than it does now, except that there will be a sign. He said that the first and second floors of the house, consisting of about 2,000 square feet, would be used for the business and the third floor would remain a one-bedroom apartment.

Town Planner Barz said that the regulations require 1.5 parking spaces for the apartment and 7.5 spaces for the office parking, so with 9 spaces, the applicant is in compliance with the regulations.

Commissioner Mips said that she was concerned that visitors to the office would not know where the parking area was located because it could not be seen from the street. Mr. Wall said that a sign indicating that parking is in the rear would alleviate that concern.

Commissioner Smith said that it did not look like there was much space between the driveway and the neighbor's fence and he asked where the snow would be piled up. Mr. Wall responded that it would be taken care of by the site plan.

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

Commissioner Profe read the letter from Patricia Pike that was handed to the Commission at the start of tonight's meeting. In the letter Ms Pike expressed concerns including the site's compliance with the front yard area requirements; the proximity of the parking area to her fence; and visitors to 6 Spring Street parking in her lot next door.

Town Planner Barz said that he had the opportunity to check the regulations and verified that there were no concerns about compliance with the area of the site or the front yard setbacks. He noted that if the applicant were looking for a third unit, the site would not be adequate, but the applicant is not asking for that, and the site area does conform to the regulations for the requested use.

Town Planner Barz said that all staff has signed off on the application. He said that the applicant needs to submit a landscaping plan along with a formal site plan for review and approval. He said that if the Commission were inclined to approve the application he recommended that it be subject to site plan approval and an initial time period as determined appropriate by the Commission.

Mr. Wall said that Ms. Pike's fears would be addressed by the time limit that the Commission sets on the approval, but he didn't believe that there would be any problems and if the Commission were to set a fairly short term to the initial approval, that would be fine. He said that the applicant recognizes that a site plan will have to be submitted for approval and at this time he was only seeking approval for the special use for a real estate office.

Motion: Commissioner Profe moved to approve the application for a Special Use at 6 Spring Street for a Real Estate Office and Dwelling Unit under Zoning Regulations Section 4.5.1 subject to the following conditions: 1) one-year time limit; and 2) submission and approval of a final site plan. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

**8. *Zoning Regulations Text Amendment – Sections 4.4.5, 16.2.3C and 16.2.7G,
Parking Commercial Vehicles in Residential Driveways, T.O.W**

Town Planner Barz said that this item was inadvertently left off the agenda and was added as an addendum item. He said that it would not be discussed this evening because someone who might have been interested would not have seen it on the agenda that was sent out. He said that he received some information from the Town Assessor regarding trucks registered in residential zones in Town and their gross vehicle weight, but the information was not electronic, so it is taking a while to put the information together.

Commissioner O'Brien mentioned that he spoke with Mr. Bennett, the resident from Preston Street who spoke at the last public hearing for this item. He said that Mr. Bennett said that he wanted to withdraw his complaint and that he was not opposed to the Town Planner's recommendation to set a gross vehicle weight of 11,000 pounds.

* Indicates an item that was recessed or postponed from a previous meeting

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

- 1. Special Use – 616 Poquonock Avenue, Home Occupation – Insurance Office,
Zoning Regulations Section 4.5.19, AA Zone, Skaling**

2. Special Use – 175 Great Pond Drive, Reduced Parking, Zoning Regulations Section 8.1.6L, I-2 Zone, W.B. Meyers

The Commission directed that the above two items be scheduled for public hearing at the next regular TP&ZC meeting on December 11, 2007.

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

A. Letter from Laura Casinghino, 909 Stone Road – requesting a 6-month extension to secure a building permit for the special use for a dog kennel approved by the Commission on June 13, 2006

Commissioner Profe read the above letter into the record. There was a general discussion.

Motion: Commissioner Profe moved to approve a six-month extension to secure a building permit for a dog kennel at 909 Stone Road pursuant to Zoning Regulations Section 2.4.8. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

B. FYI: Mototown USA – Policies and Procedures Plan to enforce “no outdoor riding” of off-road vehicles at the facility

Town Planner Barz said that the owner had put up some very large signs on the building alerting riders that there was no riding or starting motorcycles permitted outside the building.

Commissioner O'Brien said that he went by the site on Saturday and noticed two riders when they arrived. He said that the first rider walked his bike into the building and the second rider started his bike and drove it off the pickup truck and into the building. He suggested that a sign such as “No Riding Beyond this Point” be placed on the gate in addition to the signage that has been placed on the building. Commissioner Mips directed that a letter be written to the owners conveying Commissioner O'Brien suggestion regarding the sign.

Commissioner Smith said that he understood that they are now racing little cars at the facility. Town Planner Barz said that the main track has been flattened for sprint car racing and the motorbikes have been restricted to riding at the back portion of the building.

Commissioner O'Brien also commented that when he was sitting in his car on Iron Ore Road he could barely hear the bike that he mentioned starting outside the building. Commissioner Mips said she thought that a big part of the noise in that area was generated by street bikes driving in groups on Day Hill Road.

C. FYI: CFPZA Quarterly News Letter – Fall 2007

D. FYI: APA Planning Magazine – November 2007

V. PLANNER'S REPORT

Town Planner Barz reminded the Commission that there is a workshop scheduled at 7:00 p.m. on Tuesday, November 20, 2007, in the Ludlow Room to review the draft of the Open Space and Preservation Plan that was distributed to the Commission in September.

Town Planner Barz said that he would be attending a meeting for the Route 305 Study tomorrow night and Commissioner Mips announced that she had nominated Commissioner O'Brien to participate in the Route 305 Study as well.

VI. ADJOURNMENT

Motion: Commissioner Profe moved to adjourn the meeting at 9:08 p.m. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.

**AGENDA
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
NOVEMBER 20, 2007 7:00 PM
LUDLOW ROOM, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT**

I. WORKSHOP

A. Review draft of the 2007 Open Space and Agricultural Preservation Plan

II. ADJOURNMENT

Public Act 75-342 requires notice of special meetings to be posted in the Town Clerk's office not less than 24 hours prior to the time of such meeting. No other business shall be considered at this meeting than that listed on this agenda.