

**TP&ZC ACTIONS  
OCTOBER 9, 2007**

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**Motion: Commissioner Profe moved that the Town Planning & Zoning Commission recommend to the Windsor Town Council, pursuant to CGS § 8-24, installation of one 12' x 18' storage structure at 118 Palisado Avenue. Said selection of placement and installation shall be subject to approval of the Windsor Historical Society and Town Staff. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the request for a 90-day extension to file the mylars for the Metcalf Circle Subdivision at 125 Niles Road. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the minutes of September 11, 2007 as amended. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Amendment to the Town Plan of Conservation and Development to include 6 Spring Street in the Fringe Area, Map 9-7. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for a Text Amendment to Zoning Regulations Section 8.1.6L for reduced parking as presented by the applicant. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for a Zone Boundary Change at 225 Kennedy Road from the AA Zone to the NZ Zone. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to recess the hearing for the application for Special Use at 396 Windsor Avenue for a limited service restaurant until the next regular TP&ZC meeting on November 13, 2007. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 555 Day Hill Road to add 1,960 square feet or 44 spaces to a child day care facility under Zoning Regulations Section 2.4.15H, subject to the following conditions 1) submission of a site plan approved by staff pursuant to Zoning Regulations Section 3.9; and 2) compliance with all health, building and safety codes. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**  
**Vote:** Mips, yes; Profe, yes; O'Brien, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 25 Central Street for a limited service restaurant pursuant to Zoning Regulations Section 5.2.6D(1) subject to the following conditions: 1) a four-year time limit; and 2) submission of a litter control plan approved by staff. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 25 Central Street for reduced parking pursuant to Zoning Regulations Section 5.2.6N subject to the following conditions: 1) a four-year time limit; and 2) submission of a litter control plan approved by staff. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for a Zone Boundary Change at 200 Clapp Road from the W Zone to the AA Zone. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use Re-Approval at 18 Country Club Road for a Home Occupation – Real Estate Appraiser pursuant to Zoning Regulations Section 4.5.19 subject to the following conditions: 1) a four-year time limit. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 139 Broad Street for a limited service restaurant pursuant to Zoning Regulations Section 5.2.6D(1) subject to the following conditions: 1) a four-year time limit; 2) submission of a refuse and litter control plan approved by staff; 3) finalization of a kitchen plan; 4) the total number of tables and seats to be determined and approved by staff; and 5) compliance with all health, building and safety codes. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 139 Broad Street for a reduced parking pursuant to Zoning Regulations Section 5.2.6N subject to the following conditions: 1) a four-year time limit; 2) submission of a refuse and litter control plan approved by staff; 3) finalization of a kitchen plan; 4) the total number of tables and seats to be determined and approved by staff; and 5) compliance with all health, building and safety codes. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for a Zone Boundary Change at 1288 Palisado Avenue from the AG Zone to the AA Zone for only the northern**

**piece of property, approximately 5 acres as described at the meeting . Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to approve the application for Special Use at 144B Broad Street for a full service restaurant pursuant to Zoning Regulations Section 5.2.6D subject to the following conditions: 1) a two-year time limit; 2) submission of a refuse and litter control plan approved by staff; 3) compliance with all health, building and safety codes; and 4) owner shall repair or replace the fence at the rear of the building before a certificate of occupancy will be issued. Commissioner O'Brien seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

**Motion: Commissioner Profe moved to recess the hearing for the application for Zoning Regulations Text Amendment Sections 4.4.5, 16.2.3C and 16.2.7G, until the next regular TP&ZC meeting on November 13, 2007. Commissioner Kelsey seconded the motion and it passed unanimously, 5-0-0.**

**Vote:** Mips, yes; Profe, yes; O'Brian, yes; Smith, yes; Towers, yes

1. **Special Use Re-Approval – 148 Pleasant Street, Home Office-Massage Therapy, Zoning Regulations Section 4.5.15, A Zone, Loughran**
2. **Special Use – 11 Wilson Avenue, Auto Detail, Zoning Regulations Section 2.1.15, B-2 Zone, Francis**
3. **Special Use Re-Approval – 2149 Poquonock Avenue, Outdoor Propane Storage, Zoning Regulations Section 2.1.15, B-2 Zone, Rice Hardware, Inc.**
4. **Special Use Re-Approval – 758A Rainbow Road, Limited Retail Sales, Zoning Regulations Section 8.1.6M, Neighborcare**
5. **Zone Boundary Change – 309 Rood Avenue, AA Zone to R-13 Zone, Bull/Lally**
6. **Special Use – 6 Spring Street, building conversion, Zoning Regulations Section 4.5.1, R-8 Zone, Walsh**

**The above six applications were accepted and scheduled for public hearing on November 13, 2007.**