

AGENDA
TOWN PLANNING AND ZONING COMMISSION
APRIL 12, 2005 7:00 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT

I. NEW BUSINESS

A. Public Communications and Petitions (five-minute limit per person)

1. **Letter from Vinfen Corporation** – requesting that the opening of the public hearing for the Special Use at 16 Forest Road be postponed and consenting to a 65 day extension for the opening of the public hearing. (See Public Hearing Item II.A)

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

C. Zoning Enforcement Officer's Report

D. Pre-Application Scrutiny

E. Re-approvals/Revisions

1. **Site Plan Re-Approval – 140 White Rock Drive**, Addition to Existing Mosque, AG Zone, Islamic Center of Connecticut, Inc.
2. **Site Plan Revision – 1 Batchelder Road**, Boardwalk over “Old Hockey Pond”, NZ Zone, Loomis Institute/Alford

F. Bonds

G. Site Plans

H. Minutes

1. March 16, 2005

I. CGS § 8-24 Reviews

1. **Construction of two portions of sidewalks along Batchelder Road adjoining Loomis Chaffee Campus**
2. **Discontinuance of Drake Street**
3. **Traffic Control Signal Installation at International Drive and Rainbow Road Intersection**

II. PUBLIC HEARINGS

- A. Special Use – 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation
- B. Subdivision Regulations Text Amendment – Sections 5.2.1, 5.2.1(A), 5.2.1(E), 5.2.3**, Update references to reflect current surveying standards, Town of Windsor
 - **Memo from Duane Martin, Project Engineer**
- C. Special Use – 625 Day Hill Road**, Outdoor Storage, Liquid Oxygen Tank, Zoning Regulations Section 8.1.6B, I-1 Zone, Rotech Healthcare, Inc.
- D. Special Use Re-approval – 20A International Drive**, Limited Retail Sales, Distribution Pharmacy, Zoning Regulations Section 8.1.6M, I-1 Zone, Neighbor Care/Lachapelle
- E. Special Use – 58 Pond Road**, Flag Lot, Zoning Regulations Section 4.5.13, AA Zone, Cwilka/Lally

- F. **Special Use Re-approval – 113 Maple Avenue**, Professional Office, Zoning Regulations Section 4.5.15, R-10 Zone, Pawlowski
- G. **Special Use Re-approval – 700 Poquonock Avenue**, Begin hours of operation at 5:00 a.m., Zoning Regulations Section 5.2.6D(3)(h), B-2 Zone, Dunkin Donuts/Coughlin
- H. **Special Use – 1156 Matianuck Avenue**, Home Occupation, Zoning Regulations Section 4.5.19, R-13 Zone, Goslin
- I. ***Special Use – 99 Wilson Avenue**, Convert 2-family home to 3-family home, Zoning Regulations Section 4.5.1, R-8 Zone, Chowdhury
- J. **Subdivision – 620 Park Avenue**, Two Lots, AA Zone and AG Zone, International Gospel Fellowship/Alford

* Recessed from the meeting of March 16, 2005

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

- 1. **Special Use – 625 Day Hill Road**, Limited Retail Sales, Zoning Regulations Section 8.1.6M, I-1 Zone, Rotech Healthcare, Inc.
- 2. **Zoning Regulations Text Amendment – Sections 2.4.150 & 16.2.7**, Existing Gasoline Filling Station Uses and Gasoline Filling Station Definition, Ballard/Stone
- 3. **Subdivision – 334-344 Rainbow Road**, 2 lots, B-2 Zone and AA Zone, Camilleri Brothers, Inc./Lally
- 4. **Special Use – 250 Broad Street**, Sign in Windsor Center Area, Zoning Regulations Section 13.4.21, B-2 Zone, Windsor Federal Savings/Artfx Signs
- 5. **Special Use – 3 Baker Hollow Rd**, Wholesale/Distribution/Warehouse parking, Zoning Regulations Section 8.1.6L, I-1 Zone, The Real Group II, LLC/Alford
- 6. **Special Use – 40, 80 & 100 International Drive**, Fill Removal, I-2 Zone and W Zone, Griffin Land/Alford
- 7. **Zoning Regulations Text Amendment – Section 4.5.1**, Conversion of Existing Buildings, Town of Windsor
- 8. **Special Use – 430 Hayden Station Road**, Gymnastics and Cheerleading Facility, Zoning Regulations Section 8.1.6E, I-1 Zone, Elges

C. Old Business

1. Decision on items closed at the Public Hearing on March 16, 2005:

- a.) **Special Use – Parcels 1, 2, & 3 - 355 T Prospect Hill Road**, Single- family residential development with more than 30 lots, Zoning Regulations Section 4.5.2, AA Zone, Daddario/Alford
- b.) **Special Use – Parcel 3 - 355 T Prospect Hill Road**, 2 Flag Lots, Zoning Regulations Section 4.5.13, Daddario/Alford
- c.) **Subdivision – Parcel 1 - 355 T Prospect Hill Road**, 24 Lots, AA Zone, Daddario/Alford
- d.) **Subdivision – Parcel 2 - 355 T Prospect Hill Road**, 21 Lots, AA Zone, Daddario/Alford
- e.) **Subdivision – Parcel 3 - 355 T Prospect Hill Road**, 15 Lots, AA Zone, Daddario/Alford
 - **Legal opinion from Town Attorney** – regarding consideration of Wetlands report
 - **IWWC Decision Letter to Applicant** – regarding application for modification, March 16, 2005

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

- A. **FYI: Solar Access Regulations** – Town of Stonington
- B. **FYI: Article** - from The Connecticut Law Tribune, February 7, 2005
- C. **FYI: Article** – from The Connecticut Law Journal, March 1, 2005
- D. **FYI: APA Planning Magazine** – April 2005

IV. PLANNER'S REPORT

VI. ADJOURNMENT