

**AGENDA**  
**TOWN PLANNING AND ZONING COMMISSION**  
**JULY 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 until the next regular meeting on September 13, 2005 (**See Public Hearing Item II.I.**)
2. **Letter from Stowe Machine** – withdrawing the application for a Zone Boundary Change at 45 Hayden Station Road (**See Public Hearing Item II.O.**)
3. **Letter from Howard Mayer** – requesting that the opening of the public hearing for the Special Use Re-approval at 28 Phelps Street be postponed until the next regular meeting on September 13, 2005 (**See Public Hearing Item II.C.**)
4. **Letter from Ed Lally & Associates, Inc.** – requesting that the public hearing for the Special Use at 232 Park Avenue be opened and recessed until the next regular meeting on September 13, 2005 (**See Public Hearing Item II.E.**)

**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.
  - **IWWC Decision March 16, 2005**

**F. Bonds**

**G. Site Plans**

1. **Site Plan – 107 Palisado Avenue**, Access improvements for the parish house, NZ Zone, Lally/The First Church of Windsor

**H. Minutes**

1. **June 14, 2005**

**I. CGS 8-24 Reviews**

1. **Installation of a traffic signal and turn lane extension at Mototown, 1001 Day Hill Road**
2. **Town purchase of property at 45 Central Street**

**II. PUBLIC HEARINGS**

- A. \*Zoning Regulations Text Amendment – Sections 2.4.15O & 16.2.7** , Existing Gasoline Filling Station Uses and Gasoline Filling Station Definition, Ballard/Stone

- B. **Special Use – 280 Windsor Avenue**, Carnival, Zoning Regulations Section 2.4.15T, I-1 Zone, Hopewell Baptist Church
- C. **Special Use Re-approval – 28 Phelps Street**, Conversion of garage for catering business, Zoning Regulations Section 2.1.15, R-8 Zone, Mayer (**Postponed until September 13, 2005**)
- D. **Zoning Regulations Text Amendment – Section 2.1.22**, Content Protective Structures, Town Of Windsor
- E. **Special Use – 232 Park Avenue**, Zoning Regulations Section 2.4.15P, Churches and Religious Institutions, Trinity United Methodist Church, Inc./Lally (**Recessed until September 13, 2005**)
- F. **Special Use – 306 Mountain Road**, 3 Flag Lots, Zoning Regulations Section 4.5.13, AA Zone, Carrier Enterprises/Alford
- G. **Subdivision – 306 Mountain Road**, 5 Lots, AA Zone, Carrier Enterprises/Alford
- H. **Zoning Regulations Text Amendment – Sections 8.1.1 and 8.1.6P**, Height Standards and Residence Inns, Alford
- I. **Special Use - 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation (**Postponed until September 13, 2005**)
- J. **Subdivision Re-Approval – 52 Woodland Street**, 8 Lots, R-11 Zone, Holmes
- K. **Subdivision – 305, 315 & 321 Windsor Avenue**, 2 Lots, B-2 Zone, Sasportas/Alford
- L. **Design Development Detailed Plan – 305, 315 & 321 Windsor Avenue**, 9 Detached Residential Units and Retail/Office uses in Wilson Center, B-2 Zone, Sasportas/Alford
- M. **Subdivision – 534± Rainbow Road**, 2 Lots, R-11 Zone, Rayco Development/Alford
- N. **\*\*Zone Boundary Change – 593 Park Avenue**, AG Zone to A Zone, F & L Construction/Lally
- O. **\*\*Zone Boundary Change – 45 Hayden Station Road**, I-1 Zone to AA Zone, Stowe Machine (**Withdrawn**)
- P. **Subdivision – 620 Park Avenue**, 2 Lots, AA Zone, Hollick/Alford

\* Recessed from the meeting on June 14, 2005

\*\* Recessed from the meeting on June 28, 2005

### III. BUSINESS MEETING

#### A. Continuation of New Business

#### B. Application Acceptance

1. **Special Use – 18 Country Club Road**, Home Office, Zoning Regulations Section 4.5.19, A Zone, Jubrey
2. **Subdivision – 660 Prospect Hill Road**, 7 Lots, AA Zone, Johnson
3. **Special Use – 6 Spring Street**, Conversion of existing building to professional office and dwelling unit, Zoning Regulations Section 4.5.1, R-8 Zone, Walsh/Lally
4. **Special Use – 700 Poquonock Avenue**, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Quizno/Beckerman
5. **Subdivision – 911 Rainbow Road**, 6 Lots, I-1 Zone, Griffin Land/Lally

#### C. Old Business

#### D. Public Communications and Petitions (if not completed)

### IV. MISCELLANEOUS

1. **FYI: Article from The Hartford Courant** – regarding state spending for expanded community mental health services, dated June 27, 2005
2. **FYI: Article from the Journal Inquirer** – regarding the number of group homes in Windsor, dated June 28, 2005

### V. PLANNER'S REPORT

### VI. ADJOURNMENT