

AGENDA
TOWN PLANNING AND ZONING COMMISSION
JUNE 14, 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 Carol Bogard, 24 Millbrook Circle** – regarding concerns about the number of Group Homes in Windsor
2. **Letter from Andrew Gray** – withdrawing the application for Special Use at 17 Palisado Avenue (See Public Hearing Item II.I)
3. **Email from Sebastian Lenares** – withdrawing the application for Special Use at 17 Palisado Avenue and requesting a refund of the application fee (See Public Hearing Item II.I)
4. **Email from Mark Griffin, Windsor Federal Savings & Loan** – requesting that the Commission schedule a special meeting for the public hearing the Zoning Regulations Text Amendment application for signs in Windsor Center (See Application Acceptance Item III.B.5)
5. **Letter from Ed Lally & Associates, Inc.** – resubmitting the Zone Boundary Change application for 252 Bloomfield Avenue and requesting that the fee from the same application, which withdrawn at the last meeting, be applied to this application (See Application Acceptance Item III.B.3)
6. **Letter from Ed Lally & Associates, Inc.** – requesting that the Commission schedule a special meeting for the public hearing on the Zone Boundary Change application for 252 Bloomfield Avenue (See Application Acceptance Item III.B.3)
7. **Letter from Vinfin Corporation** – withdrawing and resubmitting the Special Use application at 16 Forest Road (See Public Hearing Item II.H and Application Acceptance Item III.B.13)

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**
2. **Subdivision Re-Approval – 140 West Street**, One Lot, AA Zone, Graca/Alford

F. Bonds

G. Site Plans

H. Minutes

1. **May 11, 2005**

I. CGS § 8-127 Review – Redevelopment Area Plan for Mechanic Street Redevelopment Project

II. PUBLIC HEARINGS

- A. Special Use – 848 Marshall Phelps Road**, Filling, Zoning Regulations Section 2.4.15M, I-1 Zone, Butler/Alford
- B. Special Use – 848 Marshall Phelps Road**, Horticultural Nurseries, Zoning Regulations Section 2.4.15C, I-1 Zone, Butler/Alford
- C. Special Use – 758 Rainbow Road**, Limited Retail Sales, Distribution Pharmacy, Zoning Regulations Section 8.1.6M, I-1 Zone, Neighbor Care/Lachapelle
- D. Zoning Regulations Text Amendment – Section 2.2.4E**, Requirements for Northfield Drive area sites, Town of Windsor
- E. Zoning Regulations Text Amendment – Sections 4.5.3A(3) and 4.5.3B(1)(b)**, Open Space Subdivisions and Cluster Subdivisions, Town of Windsor
 - **Letter from CRCOG**

- F. ***Zoning Regulations Text Amendment – Sections 2.4.15O & 16.2.7** , Existing Gasoline Filling Station Uses and Gasoline Filling Station Definition, Ballard/Stone
 - **Letter from CRCOG**
- G. ***Zoning Regulations Text Amendment – Section 4.5.1**, Conversion of Existing Buildings, Town of Windsor
 - **Letter from CRCOG**
- H. ***Special Use – 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation **(Withdrawn & Resubmitted)**
- I. ***Special Use – 17 Palisado Avenue**, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Lanares/Barrett **(Withdrawn)**

* Recessed or Postponed from the special meeting on May 11, 2005

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use – 280 Windsor Avenue**, Carnival, Zoning Regulations Section 2.4.15T, I-1 Zone, Hopewell Baptist Church
2. **Zone Boundary Change – 385 a/k/a 387 Rainbow Road**, B-2 Zone to R-11 Zone, Sasportas/Lally
3. **Zone Boundary Change – 252 Bloomfield Avenue**, I-1 Zone to A Zone, Sasportas/Lally
4. **Zone Boundary Change – 593 Park Avenue**, AG Zone to A Zone, F & L Construction/Lally
5. **Zoning Regulations Text Amendment – Section 13.4.21**, Signs in Windsor Center & Wilson Center, ARTFX Signs
6. **Zone Boundary Change – 45 Hayden Station Road**, I-1 Zone to AA Zone, Stowe Machine
7. **Special Use – 28 Phelps Street**, Conversion of garage for catering business, Zoning Regulations Section 2.1.15, R-8 Zone, Mayer
8. **Zoning Regulations Text Amendment – Section 2.1.22**, Content Protective Structures, Town Of Windsor
9. **Special Use – 232 Park Avenue**, Zoning Regulation Section 2.4.15P, Churches and Religious Institutions, Trinity United Methodist Church, Inc./Lally
10. **Special Use – 306 Mountain Road**, 3 Flag Lots, Zoning Regulations Section 4.5.13, AA Zone, Carrier Enterprises/Alford
11. **Subdivision – 306 Mountain Road**, 5 Lots, AA Zone, Carrier Enterprises/Alford
12. **Zoning Regulations Text Amendment – Sections 8.1.1 and 8.1.6P**, Height Standards and Residence Inns, Alford
13. **Special Use - 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation
14. **Subdivision Re-Approval – 58 Woodland Street**, 8 Lots, R-11 Zone, Holmes

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

- A. **FYI: CFPZA Quarterly Newsletter – Spring 2005**
- B. **FYI: CT NEMO Newsletter – Spring 2005**
- C. **FYI: FRWA River Notes – May 2005**
- D. **FYI: STC Traffic Investigation Report approval** - for the New England Trade Port, International Drive and Rainbow Road
- E. **FYI: MSNBC article – Mr. Wang’s ‘garden in the sky’** (forwarded to the Commission upon the request of Robert Fromer)
- F. **FYI: APA Planning Magazine – June 2005**

IV. PLANNER’S REPORT

VI. ADJOURNMENT