

**REVISED AGENDA
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
MAY 11, 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. **Email from Sebastian Lenares** – consenting to a 65 day extension for the commencement of the public hearing for the Special Use at 17 Palisado Avenue and requesting that it be postponed until the next meeting on June 14, 2005 (See **Public Hearing Item II.E.**)
2. **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 meeting on June 14, 2005. (See **Public Hearing Item II.N.**)

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. **Site Plan Re-Approval – 350 Addison Road**, Phase 2, Building addition and pavement, I-1 Zone, Har Lyn Realty, LLC/Alford

F. Bonds

G. Site Plans

1. **Site Plan – 3 Baker Hollow Road**, Wholesale/Distribution/Warehouse, 50,000 square feet, I-1 Zone, The Real Group II, LLC/Alford (See **Public Hearing Item II.J**)

H. Minutes

1. **April 12, 2005**

I. CGS § 8-24 Reviews

1. **Construction of a sidewalk alongside a portion of Archer Road**
2. **Reconstruction of Elm Street**

II. PUBLIC HEARINGS

- A. **Special Use – 430 Hayden Station Road**, Gymnastics and Cheerleading Facility, Zoning Regulations Section 8.1.6E, I-1 Zone, Elges
- B. **Special Use – 753 Day Hill Road and 139 Old Poquonock Road**, Fill removal, Zoning Regulations Section 2.4.15L, I-1 Zone, 139 Old Poquonock Road, LLC/Alford

- C. **Special Use – 753 Day Hill Road and 139 Old Poquonock Road**, Filling, Zoning Regulations Section 2.4.15M, I-1 Zone, 139 Old Poquonock Road, LLC/Alford
- D. **Zone Boundary Change – 122 East Street**, NZ Zone to R-13 Zone, Town of Windsor
- E. **Special Use – 17 Palisado Avenue**, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Lanares/Barrett (**Postponed**)
- F. **Special Use – 625 Day Hill Road**, Limited Retail Sales, Zoning Regulations Section 8.1.6M, I-1 Zone, Rotech Healthcare, Inc.
- G. **Zoning Regulations Text Amendment – Sections 2.4.15O & 16.2.7**, Existing Gasoline Filling Station Uses and Gasoline Filling Station Definition, Ballard/Stone (**Postponed**)
- H. **Subdivision – 334-344 Rainbow Road**, 2 lots, B-2 Zone and AA Zone, Camilleri Brothers, Inc./Lally
- I. **Special Use – 250 Broad Street**, Sign in Windsor Center Area, Zoning Regulations Section 13.4.21, B-2 Zone, Windsor Federal Savings/Artfx Signs
- J. **Special Use – 3 Baker Hollow Road**, Wholesale/Distribution/Warehouse parking, Zoning Regulations Section 8.1.6L, I-1 Zone, The Real Group II, LLC/Alford
- K. **Special Use – 40, 60, 80 & 100 International Drive**, Fill Removal, I-2 Zone and W Zone, Griffin Land/Alford
- L. **Zoning Regulations Text Amendment – Section 4.5.1**, Conversion of Existing Buildings, Town of Windsor
- M. **Special Use – 73 Lang Road**, Filling, Zoning Regulations Section 2.4.15M, AG Zone, Rush
- N. ***Special Use – 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation (**Postponed**)

* Recessed or Postponed from the special meeting on April 12, 2005

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use – 758 Rainbow Road**, Limited Retail Sales, Distribution Pharmacy, Zoning Regulations Section 8.1.6M, I-1 Zone, Neighbor Care/Lachapelle
2. **Zone Boundary Change – 252 Bloomfield Avenue**, I-1 Zone to A Zone, Sasportas/Lally
3. **Zoning Regulations Text Amendment – Section 2.2.4E**, Requirements for Northfield Drive area sites, Town of Windsor
4. **Zoning Regulations Text Amendment – Sections 4.5.3A(3) and 4.5.3B(1)(b)**, Open Space Subdivisions and Cluster Subdivisions, Town of Windsor

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

- A. **STC Traffic Investigation Report approval** - for 1045 Day Hill Road, Tommy D's Moto Town USA, Inc.
- B. **APA Planning Magazine – May 2005**

IV. PLANNER'S REPORT

VI. ADJOURNMENT

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