

**AGENDA
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 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 Vinfen Corporation** – Withdrawing the special use application for a group home at 16 Forest Road (See Public Hearing Item II. D)

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

C. Zoning Enforcement Officer's Report Pre-Application Scrutiny

D. Re-approvals/Revisions

1. **Subdivision Revision – 68 and 70 White Rock Drive**, drainage revisions, R-13 Zone, Chaudhary/Lally

E. Bonds

F. Site Plans

G. Minutes

1. **June 28, 2005**
2. **June 30, 2005**
3. **July 12, 2005**

II. PUBLIC HEARINGS

- A. Zoning Regulations Text Amendment – Sections 2.4.15O**, Existing Gasoline Filling Station, Ballard/Stone
- B. Special Use – 232 Park Avenue**, Zoning Regulations Section 2.4.15P, Churches and Religious Institutions, Trinity United Methodist Church, Inc./Lally
- C. Zone Boundary Change – 593 Park Avenue**, AG Zone to AA Zone, F & L Construction/Lally
 - **LESA Evaluation**
 - **AG Preservation, page 5-2 of Windsor POC&D**
 - **Preservations Areas, page 54 of State POC&D**
- D. Special Use - 16 Forest Road**, Group Home, Zoning Regulations Section 2.4.15I, AA Zone, Vinfen Corporation (**Withdrawn**)
- E. Special Use – 18 Country Club Road**, Home Office, Zoning Regulations Section 4.5.19, A Zone, Jubrey
- F. Subdivision – 660 Prospect Hill Road**, 7 Lots, AA Zone, Johnson
- G. Special Use Re-approval – 6 Spring Street**, Home Office, Zoning Regulations Section 4.5.19, R-8 Zone, Walsh/Lally
- H. Special Use – 700 Poquonock Avenue**, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Quizno/Beckerman
- I. Subdivision – 911 Rainbow Road**, 7 Lots, I-1 Zone, Griffin Land/Lally

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use – 252 Bloomfield Avenue**, 2 single-family semi-attached dwellings, Zoning Regulations Section 4.5.4, A Zone, Sasportas/Lally

2. **Special Use – 911 Rainbow Road, Lot 110**, transfer of non-residential coverage, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Lally
3. **Special Use – 911 Rainbow Road, Lot 220**, transfer of non-residential coverage, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Lally
4. **Special Use – 911 Rainbow Road, Lot 330**, transfer of non-residential coverage, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Lally
5. **Special Use – 911 Rainbow Road, Lot 440**, transfer of non-residential coverage, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Lally
6. **Special Use – 911 Rainbow Road, Lot 759**, transfer of non-residential coverage, Zoning Regulations Section 2.4.15R, I-1 Zone, Griffin Land/Lally
7. **Zoning Regulations Text Amendment – Sections 2.4.15P and 4.5.18**, places of assembly and congregation, Town of Windsor
8. **Zoning Regulations Text Amendment – Section 8.1.6L**, wholesale/distribution/warehouse facilities parking, Alford
9. **Special Use – 1069 Palisado Avenue**, limited service restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Palmer
10. **Special Use – 200 and 300 Corporate Drive**, residence inns, Zoning Regulations Section 8.1.6P, I-1 Zone, PRA Development/Alford
11. **Special Use – 200 and 300 Corporate Drive**, office building height, Zoning Regulations Section 8.1.6Q, I-1 Zone, PRA Development/Alford
12. **Special Use – 108 Winterwood**, in-law apartment, Zoning Regulations Section 4.5.10, AA Zone, Coelho
13. **Special Use – 555 Day Hill Road**, playground area for childcare center, Zoning Regulations Section 2.4.15H, B-2 Zone, Educational Playcare/Pastor
14. **Special Use – 760 Rainbow Road**, filling, Zoning Regulations Section 2.4.15M, AG Zone, Flynn
15. **Special Use – 760 Rainbow Road**, sale of nursery stock and related items, Zoning Regulations Section 10.5.13, AG Zone, Flynn
16. **Special Use – 57 Portman Street and 50T Valley View, Ainsley's Meadow**, 8 single-family detached dwellings, Zoning Regulations Section 4.5.4, R-13 Zone, Sasportas/Lally
17. **Zone Change – 79 Lamberton Road**, I-1 Zone to A Zone, The Broad Brook Group/Lally
18. **Zoning Regulations Text Amendment – Section 4.5.4B(4)**, waivers and modifications, Lally
19. **Subdivision Regulations Text Amendment – Section 4.9.4**, grading and drainage, Town of Windsor
20. **Zoning Regulations Text Amendment – Sections 9.1 and 9.6.2**, W Zone height standards, Town of Windsor
21. **Special Use – 162 Broad Street**, car rental service, Zoning Regulations Section 5.2.6E, B-2 Zone, Enterprise/Kolstad

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

- A. **ZEO request for determination pursuant to Zoning Regulations Section 2.1.15** – regarding when to begin counting time limit for **Special Use – 28 Phelps Street**, Conversion of garage for catering business, Zoning Regulations Section 4.5.19, R-8 Zone, Mayer
- B. **FYI: CFPZA Quarterly Newsletter** – Summer 2005
- C. **FYI: DEP** – Approval of DOT drainage maintenance plan
- D. **FYI: DEP** – Intent to renew Westinghouse Electric Company permit to discharge into the waters of the state
- E. **FYI: DOT**- Approval of proposed abandonment of existing septic system forced main extension to MDC sanitary sewer at Route 187 (3 Waterside Crossing)
- F. **FYI: DOT** – STC certificate approved for Tommy D's Moto Town USA, 1001 Day Hill Road (f/k/a 1045 Day Hill Road)
- G. **FYI: APA Planning Magazine** – July 2005

V. PLANNER'S REPORT

VI. ADJOURNMENT