

**AGENDA**  
**TOWN PLANNING AND ZONING COMMISSION**  
**APRIL 11, 2006 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 Frederick Geisel, PE** – regarding road improvements to Pigeon Hill Road
2. **Letter from Michael Markesich** – regarding the widening of Pigeon Hill Road
3. **Letter from The Estate of Carolyn Caesar** – regarding the widening of Pigeon Hill Road
4. **Letter from Anthony and Emma Gilli** – regarding the Griffin Land development at 911 Rainbow Road

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

**C. Zoning Enforcement Officer's Report**

**D. CGS 8-24 Referral Requests**

1. **Pleasant Street Reconstruction**

**E. Pre-Application Scrutiny**

**F. Re-approvals/Revisions**

1. **Site Plan - 148 Broad Street**, Bank with Drive-in Facility, B-2 Zone, CBT/Alford (**See Public Hearing Items II. 3 & 4**)

**G. Bonds**

**H. Site Plans**

1. **Site Plan – 200 Northfield Drive**, 119,000 s.f. Office Building, I-1 Zone, ING/Hesketh (**See Public Hearing Item II.8**)

**I. Minutes**

1. **February 2, 2006 Special Meeting**
2. **February 14, 2006**
3. **February 17, 2006 Special Meeting**
4. **March 14, 2006**

**II. PUBLIC HEARINGS**

1. **Special Use – 200 Addison Road**, Day Care, Zoning Regulations Section 2.4.15H, I-1 Zone, Madina Academy (**Postponed until May 9, 2006**)
2. **Special Use – 200 Addison Road**, Private School, Zoning Regulations Section 2.4.15J, I-1 Zone, Madina Academy (**Postponed until May 9, 2006**)
3. **\*Special Use – 148 Broad Street**, Drive-in facility for proposed bank, Zoning Regulations Section B-2 Zone, CBT/Alford (**See Site Plan Item I.F. 1**)
4. **\*Special Use – 148 Broad Street**, reduced parking, Zoning Regulations Section 5.2.6N, B-2 Zone, CBT/Alford (**See Site Plan Item I.F. 1**)
  - **Letter from Dominic Ferraina** – removal of proposed ATM at the drive-in facility

5. **Subdivision – 79 Lambertson Road**, Amolia Farms, 16 single – family homes, AA Zone, The Broad Brook Group, LLC
  - **Letters from First Highland (3)** – dated March 13, March 14, and March 24, 2006
6. **Zone Boundary Change – 401 & 405 Dudley Town Road**, AG Zone to A Zone, Jubrey
7. **Zoning Regulations Text Amendment – Section 8.1.6R**, Building Height over 7 Stories, Alford
8. **Special Use – 200 Northfield Drive**, Building Height 71 Feet, Zoning Regulations Section 8.1.6R, I-1 Zone, ING/Hesketh (See Site Plan Item I.F.1)
9. **Special Use – 1001 Day Hill Road**, Restaurants and Retail Establishments, Zoning Regulations Section 8.1.6E, I-1 Zone, Mototown Properties LLC/Alford

\* Item recessed from the meeting of March 14, 2006

### III. BUSINESS MEETING

#### A. Continuation of New Business

#### B. Application Acceptance

1. **Special Use – 1001 Day Hill Road**, Health Club, Zoning Regulations Section 8.1.6E, I-1 Zone, Gold's Gym/Mototown
2. **Special Use Re-Approval - 20 Union Street**, Full Service Restaurant, Zoning Regulations Section 12.4.1, NZ Zone, The Firehouse Pub, LLC/Fitzgerald
3. **Special Use – 909 Stone Road**, Kennel, Zoning Regulations Section 10.5.5, AG Zone, Casinghino
4. **Special Use Re-Approval – 753 Day Hill Road and 139 Old Poquonock Avenue**, Fill Removal, Zoning Regulations Section 2.4.15L, I-1 Zone, Ferraina/Alford
5. **Special Use Re-Approval – 753 Day Hill Road and 139 Old Poquonock Avenue**, Filling, Zoning Regulations Section 2.4.15M, I-1 Zone, Ferraina/Alford
6. **Special Use – 598 Hayden Station Road**, Limited Retail Sales, Zoning Regulations Section 8.1.6M, I-1 Zone, Yosi Kosher Catering, LLC
7. **Zoning Regulations Text Amendment – Section 8.2.3**, Performance Standards, building exterior requirements, Town of Windsor

#### C. Old Business

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

#### E. Workshop – Zoning Regulation Drafts for Discussion

1. **Zoning Regulations Text Amendment – Section 4.5.3**, Open Space and Cluster Subdivisions
2. **Zoning Regulations Text Amendment – Section 4.5.4**, One-Family Detached, One-Family Semi-Attached and Multi-Family Dwellings
3. **Zoning Regulations Text Amendment – Section 11.2**, New Neighborhood Design Development
4. **Zoning Regulations Text Amendment – Section 11.4**, Peripheral Neighborhood Design Development
5. **Zoning Regulations Text Amendment – Section 11.5**, Neighborhood Design Development

### IV. MISCELLANEOUS

- A. **2004 Plan of Conservation and Development** - Clarification of multi-family use on the Future Land Use Map
- B. **FYI: APA Planning Magazine** – April 2006

### V. PLANNER'S REPORT

### VI. ADJOURNMENT