

AGENDA
TOWN PLANNING AND ZONING COMMISSION
OCTOBER 10, 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)**
- B. Communications and Petitions from the Town Planning and Zoning Commission**
- C. Zoning Enforcement Officer's Report**
- D. CGS 8-24 Referral Requests**
- E. Pre-Application Scrutiny**
- F. Re-approvals/Revisions**
- G. Bonds**
- H. Site Plans**

- 1. Site Plan Revision – 280 Windsor Avenue**, Extension of time to complete Phase III and use of lower level of church for Day Care center, B-2 Zone, Hopewell Baptist Church/Case

I. Minutes

- 1. September 12, 2006**

II. PUBLIC HEARINGS

- 1. Special Use Re-approval – 700 Poquonock Avenue**, Hours of Operation – 5:00 a.m. Opening, Zoning Regulations Section 5.2.6D(3)(h), B-2 Zone, Dunkin Donuts/Coughlin
- 2. Special Use – 880 Palisado Avenue**, Professional Office in a Dwelling, Zoning Regulations Section 2.1.15, AG Zone, Eleveld
- 3. Subdivision – 1032 Palisado Avenue**, 2 lots, Zones AG, A & AA, O'Meara/Alford
- 4. Zone Boundary Change – 280 Windsor Avenue**, B-2 Zone to NZ Zone, Hopewell Baptist Church/Chase
- 5. Subdivision – 401, 405 and 409 Dudley Town Road**, 11 Lots, AA Zone, Jubrey/Alford
- 6. Special Use – 96 Poquonock Avenue**, Expansion of Massage Therapy business, Zoning Regulations Section 4.5.15, R-8 Zone, Therapeutic Solutions/Simard
- 7. Special Use – 1001 Day Hill Road (Mototown)**, Sale of new motorcycles, Zoning Regulations Section 8.1.6C, I-1 Zone, Twisted Steel Custom Cycles, LLC/Liappes
- 8. Zoning Regulations Text Amendment – Section 4.5.3**, Open Space and Cluster Subdivisions, Town of Windsor
 - **CRCOG Referral Letter**
- 9. Zoning Regulations Text Amendment – Section 4.5.4**, One-Family Detached, One-Family Semi-Attached and Multi-Family Dwellings, Town of Windsor
 - **CRCOG Referral Letter**
- 10. Zoning Regulations Text Amendment – Section 11.2**, New Neighborhood Design Development, Town of Windsor
 - **CRCOG Referral Letter**
- 11. Zoning Regulations Text Amendment – Section 11.4**, Peripheral Neighborhood Design Development, Town of Windsor

- **CRCOG Referral Letter**
- 12. Zoning Regulations Text Amendment – Section 11.5, Neighborhood Design Development, Town of Windsor**
- **CRCOG Referral Letter**

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

- 1. Special Use Re-Approval – 464 Broad Street, Two-Family Home, Zoning Regulations Section 4.5.1, R-13 Zone, Hogan**
- 2. Special Use – 20 Larch Drive, 1,200 sq. ft. Accessory Building, Zoning Regulations Section 4.5.17, A Zone, Heredia**
- 3. Special Use - 599-703 Poquonock Avenue, Modification to allow light poles higher than 14 feet, B-2 Zone, North Central Square, LLC**
- 4. Special Use – 123 Day Hill Road, Outside Storage, Zoning Regulations Section 8.1.6B, I-1 Zone, Permasteelisa**
- 5. Special Use – 200 & 300 Corporate Drive, Increase Residence Inn Height from 5 stories to 7 stories, I-1 Zone, PRA Suites/Alford**
- 6. Zone Boundary Change – 770 Matianuck Avenue, AG Zone to R-13 Zone, Rayco/Alford**
- 7. Zoning Regulations Text Amendment – Section 11.6, Recreational Neighborhood Design Development, Millbrook Greens, LLC/Kleinman**

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

- A. FYI: CT Dept of Public Health – Notice of Public Act No. 06-53 concerning protection of public water supply sources, effective October 1, 2006**
- B. FYI: Letter from Rayco Development to Ballymeade Association – response to concern regarding grading at unit 205**
- C. FYI: This is Smart Growth – 2006 Smart Growth Network publication**
- D. FYI: STC – Notice of Traffic Certificate issued for the Kennedy Road Marketplace Expansion (1075 Kennedy Road)**
- E. FYI: Farmington River News – Summer 2006**
- F. FYI: APA Planning Magazine – October 2006**
- F: FYI: Site Plan 3.9 Revision – 55 International Drive, Add 5'x5' security building, lights and underground conduit for increased security, I-1 Zone, Pepsi/Lally**
- G. FYI: Site Plan 3.9 Revision – 1075 Kennedy Road, Target, Add two stop signs, PUD Zone, Target/RJ O'Connell & Assoc.**
- H. FYI: Site Plan 3.9 Revision – 240 Bloomfield Avenue, Freestanding Sign, I-1 Zone, Prudential Realty/Sign Stop**

V. PLANNER'S REPORT

VI. ADJOURNMENT