

**AGENDA**  
**TOWN PLANNING AND ZONING COMMISSION**  
**JUNE 12, 2007 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**
  - 1. Acceptance of Land, Easements, and Right-of-Ways along Archer Road**
- E. Pre-Application Scrutiny**
- F. Re-approvals/Revisions**
- G. Bonds**
- H. Site Plans**
  - 1. Site Plan Revision – 800 Bloomfield Avenue, building addition 18,531 s.f., I-1 Zone, TLD ACE /Alford**
- I. Minutes**
  - 1. May 1, 2007**
  - 2. May 14, 2007**
- J. Preliminary Plan Review CL&P – Proposed substation at 264 Rood Avenue and 25 Shelley Avenue**

**II. PUBLIC HEARINGS**

- 1. Zone Boundary Change – 365 Hayden Station Road, AG Zone to AA Zone, 3 acres, Cwikla/Lally**
- 2. Special Use – 406 Windsor Avenue, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), Christian**
- 3. Special Use Re-approval – 999 Archer Road, Used Car Sales, Zoning Regulations Section 8.1.6F, I-1 Zone, LeBeau**
- 4. Special Use – 296 Broad Street, True Value Hardware, Outside storage of propane tank, Zoning Regulations Section 2.1.15, B-2 Zone, HGGS**
- 5. Zoning Regulations Text Amendment – Sections 4.4.5, 16.2.3C and 16.2.7G, Parking Commercial Vehicles in Residential Driveways, T.O.W**

### **III. BUSINESS MEETING**

#### **A. Continuation of New Business**

#### **B. Application Acceptance**

- 1. Special Use Re-Approval – 430 Hayden Station Road**, Gymnastics and cheerleading facility, Zoning Regulations Section 8.1.6E, I-1 Zone, All Star Gymnastics/Elges
- 2. Zoning Regulations Text Amendment – Section 2.4.15H**, Child Day Care Centers and Group Day Care Homes, Wall
- 3. Special Use – 200 Lamberton Road**, Wall sign oriented to a highway, Zoning Regulations Section 13.4.17, All Crate, Inc.
- 4. Recreational Neighborhood Design Development Concept Plan – 141 Pigeon Hill Road and 72 Mack Street**, 232 Dwelling Units, Golf Course, Club House, Pool and Tennis Court, Millbrook Green LLC/Kleinman
- 5. Special Use – 384 Rainbow Road**, Conversion of existing building to residential unit, Zoning Regulations Section 5.2.6K, B-2 Zone, Mollica

#### **C. Old Business**

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

### **IV. MISCELLANEOUS**

#### **A. FYI: CFPZA Quarterly Newsletter – Spring 2007**

#### **B. FYI: Farmington River News – Spring 2007**

#### **C. FYI: Planning Magazine – May 2007 and June 2007**

#### **D. FYI: Site Plan applications approved under Zoning Regulations Section 3.9**

- 1. Site Plan 3.9 Revision – 123 Great Pond Drive**, Office/manufacturing, add 9,949 s.f, I-1 Zone, Emhart/Alford
- 2. Site Plan 3.9 Revision – 1035-1065 Kennedy Road**, revise sidewalk grades in front of Retail A and add generator pad at rear of Retail B, PUD Zone, R.J. O’Connell & Associates
- 3. Site Plan 3.9 Revision - 910 Day Hill Road**, revise loading area/dumpster location, Robert E. Morris Company/Phil Doyle
- 4. Site Plan 3.9 Rev – 599-703 Poquonock Avenue, Buffalo Wild Wings**, add vestibule to building, 100 s.f., B-2 Zone, Morin/Alford
- 5. Site Plan 3.9 Revision – 80 Lamberton Road**, Install enclosed generator, I-1 Zone, SS&C
- 6. Site Plan 3.9 Revision – 650 Park Avenue**, Revise grading/ sidewalk and add portico, AA Zone, International Gospel Fellowship

### **V. PLANNER’S REPORT**

### **VI. ADJOURNMENT**