

AGENDA
TOWN PLANNING AND ZONING COMMISSION
DECEMBER 11, 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

- 1. December 11, 2007 Public Hearings Postponed** - All public hearings for the December 11, 2007 meeting have been postponed due to a defect in the publication of notice. A Special Meeting has been scheduled on Wednesday, December 19, 2007 at 7:00 p.m. in the Town Hall Council Chambers to hold public hearings for the items that were scheduled to be heard at tonight's meeting.

C. Zoning Enforcement Officer's Report

D. CGS § 8-24 Referral Requests

E. Pre-Application Scrutiny

- 1. Subdivision Pre-Application Scrutiny – 309 Rood Avenue, AA Zone/A Zone, Bull/Lally**
- 2. Subdivision Pre-Application Scrutiny –200 Clapp Road, AA Zone, Custom Home Specialists, Inc./Lally**

F. Re-approvals/Revisions

G. Bonds

H. Site Plans

- 1. Site Plan – 955 Kennedy Road, Veterinary Medical Office, 7,800± S.F., B-2 Zone, Sachdev/AIA Eng.**
- 2. Site Plan – 175 Great Pond Drive, Warehouse Facility 348,000± s.f., I-2 Zone, William B. Meyer (See Public Hearing Item II.4 – Postponed until December 19, 2007)**

I. Minutes

- 1. November 13, 2007**

II. PUBLIC HEARINGS

1. ***Special Use – 11 Wilson Avenue**, Auto Detail, Zoning Regulations Section 2.1.15, B-2 Zone, Francis (**Postponed until December 19, 2007**)
2. ***Special Use Re-Approval – 2149 Poquonock Avenue**, Outdoor Propane Storage, Zoning Regulations Section 2.1.15, B-2 Zone, Rice Hardware, Inc. (**Postponed until December 19, 2007**)
3. **Special Use – 616 Poquonock Avenue**, Home Occupation – Insurance Office, Zoning Regulations Section 4.5.19, AA Zone, Skaling (**Postponed until December 19, 2007**)
4. **Special Use – 175 Great Pond Drive**, Reduced Parking, Zoning Regulations Section 8.1.6L, I-2 Zone, William B. Meyer (**Postponed until December 19, 2007 - See Site Plan Item I.H.2**)
5. **Amendment to the 2004 Plan of Conservation and Development Chapters 4 and 5 - 2007 Open Space and Agricultural Preservation Plan** (**Postponed until December 19, 2007**)
6. ***Zoning Regulations Text Amendment – Sections 4.4.5, 16.2.3C and 16.2.7G**, Parking Commercial Vehicles in Residential Driveways, T.O.W. (**Postponed until December 19, 2007**)

* Indicates an item that was recessed or postponed from a previous meeting

III. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Zone Boundary Change – 309 Rood Avenue**, AA Zone to A Zone, Bull/Lally
 - Letter requesting waiver of fee
2. **Special Use – 396 Windsor Avenue**, Limited Service Restaurant, Zoning Regulations Section 5.2.6D(1), B-2 Zone, Mahmood

C. Old Business

D. Public Communications and Petitions (if not completed)

IV. MISCELLANEOUS

A. 2008 Meeting Schedule

B. FYI: APA Planning Magazine – December 2007

V. PLANNER'S REPORT

VI. ADJOURNMENT