

AGENDA
TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 13, 2016 7:00 PM
COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CT

I. NEW BUSINESS

A. Public Communications and Petitions (five-minute time limit per person)

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

C. Zoning Enforcement Officer's Report – September 2016

D. CGS § 8-24 Referral Requests

1. Animal Shelter—Construct animal shelter at 942 Bloomfield Avenue

E. Pre-Application Scrutiny

1. 100 Lamberton Road—Potential Self-Storage Facility, Barresi

F. Re-Approvals/Revisions/Extensions

1. Amendment to a Design Development — 55 & 69 Mechanic Street, increase number of free-standing signs to two and changes to proposed sign design, Olde Windsor Station

G. Site Plans

1. Site Plan—942 Bloomfield Avenue, construct 1,200 SF animal shelter, NZ Zone, Town of Windsor

- **Request to Defer Sidewalks Construction**

H. Minutes

1. Minutes July 12, 2016

2. Minutes July 26, 2016 Special Meeting

II. MISCELLANEOUS

1. FYI: APA Zoning Practice – August 2016 and September 2016

2. FYI: CFPZA Quarterly Newsletter – Summer 2016

3. Capital Improvement Program FY 2018-2023

4. FYI: 3.9 Site Plan Revision – 1985 Blue Hills Avenue Extension, LED light replacement, I Zone, Griffin Industrial Realty

5. FYI: 3.9 Site Plan Revision – 280 Broad Street, building addition and parking, B-2 Zone, Alford/Sachdev Plaza LLC

6. **FYI: 3.9 Site Plan Revision – 4 Batchelder Road**, Cutler Hall landscaping changes, NZ Zone, Loomis Chaffee School/Loomis Institute
7. **FYI: 3.9 Site Plan Revision – 730 Kennedy Road**, Replace lights with LED and add new lights, NZ Zone, Windsor Public Schools/Town of Windsor
8. **FYI: 3.9 Site Plan Revision – 700 Poquonock Avenue**, LED Light Replacement, B-2 Zone, Con Serv Inc./HLW Liability Company
9. **FYI: 3.9 Site Plan Revision – 530 Park Avenue**, Remove old sign and install new sign, NZ Zone, Windsor Public Schools/Town of Windsor

III. PLANNER'S REPORT

1. **Update on recent development**

IV. PUBLIC HEARINGS

1. **Special Use – 1001 Day Hill Road formerly known as 753 Day Hill Road and 139 Old Poquonock Road**, fill removal, Zoning Regulations Section 15.2.13, I Zone, 139 Old Poquonock Road, LLC
2. **Special Use – 1001 Day Hill Road formerly known as 753 Day Hill Road and 139 Old Poquonock Road**, filling, Zoning Regulations Section 15.2.14, I Zone, 139 Old Poquonock Road, LLC
3. **Re-subdivision –2300 Day Hill Road and 1 Salisbury Street Great Pond Village**, 2 lots to 4 lots, I Zone, Great Pond Village, LLC/Great Pond Industrial District
4. **Special Use Re-approval – 123 Day Hill Road**, outdoor storage, Zoning Regulations Section 8.6B, I Zone, Permasteelisa/Corbin
5. **Special Use Re-approval – 446 Bloomfield Avenue**, drive-thru window, Zoning Regulations Section 5.2.6D(3)(e), B-2 Zone, Cicero/Windsor Ventures, LLC
6. **Special Use Re-approval - 770, 800, 808 Bloomfield Avenue**, outdoor storage, Zoning Regulations Section 8.6B, TLD ACE/Alford
7. **Special Use Re-approval – 812 Bloomfield Avenue**, outdoor storage, Zoning Regulations Section 8.6B, TLD ACE/Alford
8. **Re-subdivision—70 White Rock Drive**, 1 lot, R-13 Zone, Melhem/Suleiman
 - **Legal Opinion**
9. **Special Use—80 East Wolcott Avenue**, increasing accessory building size, Zoning Regulations Section 4.5.16, R-11 Zone, Rumrill Miller/Hargrave
10. **Text Amendment –Zoning Regulations Sections 3.1.2B & 14.1.8**, residential fences, walls, and hedges, visibility at intersections, Town of Windsor
 - **CRCOG Referral Letter**

11. Text Amendment—Zoning Regulations Sections 2.2 & 3.7.12, shared signs for unified site, Town of Windsor

- **CRCOG Referral Letter**

V. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

C. Old Business

1. Zone Boundary Change – 1530 Palisado Avenue, B-2 to NZ, Sachdev

- Public hearing closed at the July 12th Town Planning and Zoning Commission meeting. Commission to make a formal decision September 13, 2016.

D. Public Communications and Petitions (if not completed)

VI. ADJOURNMENT