

AGENDA
TOWN PLANNING AND ZONING COMMISSION
NOVEMBER 9, 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 - None**
- D. CGS § 8-24 Referral Requests**
 - 1. Prospect Hill Road reconstruction, Phase 2**
 - 2. Slope easement at 240 Prospect Hill Road**
- E. Pre-Application Scrutiny**
- F. Re-Approvals/Revisions/Extensions**
- G. Site Plans**
- H. Minutes**
 - 1. Minutes October 11, 2016**

II. MISCELLANEOUS

- 1. Approval of the 2017 TP&ZC Meeting Schedule**
- 2. Zoning Practice — October 2016**
- 3. CFPZA Quarterly Newsletter — Fall 2016**
- 4. FYI: 3.9 Site Plan Revision—147 Poquonock Avenue, parking, landscaping, planters, B-2 Zone, AUM KRMK LLC/Enterprise**
- 5. FYI: 3.9 Site Plan Revision—Design Development, 41 Mechanic Street, columns and parking blocks for deck, I Zone, Dube**

III. PLANNER'S REPORT

1. Update on recent development

IV. PUBLIC HEARINGS

1. **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 (Postponed from October 11, 2016 meeting)
 - **Withdrawn**
2. **Special Use—22 Greenfield Street**, Group Day Care Home, Zoning Regulations Section 15.2.16, R-11 Zone, Santana/Diaz
3. **Zone Boundary Change –1201 Kennedy Road**, Agricultural & Industrial to Warehouse, O.J. Thrall Inc./Alford Associates, Inc.
4. **Special Use—261 Broad Street**, Nonpublic use of public and quasi-public property- sewing classes, Zoning Regulations Section 11.4.1, NZ Zone, Town of Windsor/Porri
5. **Special Use—1069 Palisado Avenue**, Tattoo Establishment, Zoning Regulations Section 5.2.6M, B-2 Zone, Honey Bee LLC/Smith
 - **Petition**

V. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use—850 Prospect Hill Road**, Ninja Warrior Gym, Zoning Regulations Section 8.6E, I Zone, FS Realty, LLC/Alberti
2. **Special Use Re-Approval—464 Broad Street**, Two-Family Home, Zoning Regulations Section 4.5.1, R-11 Zone, ACASS, LLC
3. **Special Use Re-Approval – 20 Union Street**, Nonpublic use of public and quasi-public property - full service restaurant, Zoning Regulations Sections 11.4.1 & 5.2.6D(2), NZ Zone, Windsor Fire District/The Firehouse Pub, LLC

C. Old Business

D. Public Communications and Petitions (if not completed)

VI. ADJOURNMENT