

**AGENDA**  
**TOWN PLANNING AND ZONING COMMISSION**  
**December 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 – December 2016**
- D. CGS § 8-24 Referral Requests**
  - 1. Recommend Acceptance of a Sidewalk and Transformer Easement - 55 & 69 Mechanic Street (Olde Windsor Station)**
- E. Pre-Application Scrutiny**
- F. Re-Approvals/Revisions/Extensions**
  - 1. Site Plan Revision-1065 Kennedy Road, Construction of out-parcel area B (retail/restaurant) and extension of retail parcel A to 20,000 square feet, PUD Zone, JBL Asset Management/Schroeder**
- G. Site Plans**
- H. Minutes**
  - 1. November 9, 2016**
  - 2. November 22, 2016 Special Meeting**

**II. MISCELLANEOUS**

- 1. Zoning Practice — November**
- 2. FYI: 3.9 Site Plan Revision—136 Addison Road, Generator Installation and Concrete Pad, I Zone, Day Hill Kennels/Tower Generator**
- 3. FYI: 3.9 Site Plan Revision—300 Lambertson Road, Transfer Switch Installation and Concrete Pad, I Zone, Techni-Met/PJ Lodola & Son Inc.**

4. **FYI 3.9 Site Plan Revision—1050 Day Hill Road**, Heat Exchangers and Tank Installation, I Zone, D. Rose Real Estate LLC

### **III. PLANNER'S REPORT**

1. **Update on recent development**

### **IV. PUBLIC HEARINGS**

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
4. **Zone Boundary Change –1201 Kennedy Road**, Agricultural Zone to Industrial Zone, O.J. Thrall Inc./Alford Associates, Inc.

### **V. BUSINESS MEETING**

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

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

1. **Special Use – 18 Box Turtle**, In-law apartment, Zoning Regulations Section 4.5.10, AA Zone, Kirkwood
2. **Special Use – 25 International Drive**, Limited outdoor storage, Mock-up, Zoning Regulations Section 8.6.B, I Zone, Tradeport Development I, LLC/Griffin Industrial Realty, Inc.

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

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

### **VI. ADJOURNMENT**