

ACTIONS
TOWN PLANNING AND ZONING COMMISSION
December 13, 2016

CGS § 8-24 Referral Requests

- **Sidewalk and Transformer Easement - 55 & 69 Mechanic Street (Windsor Station): Recommended Approval to the Town Council**
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes

Public Hearings

- **Special Use—850 Prospect Hill Road, Ninja Warrior Gym, Zoning Regulations Section 8.6E, I Zone, FS Realty, LLC/Alberti: **Approved****
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes
- **Special Use Re-Approval—464 Broad Street, Two-Family Home, Zoning Regulations Section 4.5.1, R-11 Zone, ACASS, LLC: **Approved****
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes
- **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: **Approved subject to a ten year time limit and previous conditions of approval****
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes
- **Zone Boundary Change –1201 Kennedy Road, Agricultural Zone to Industrial Zone, O.J. Thrall Inc./Alford Associates, Inc.: **Approved as amended****
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes

Site Plans

- **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: **Approved with conditions****
Vote: Mips, yes; Profe, yes; Levine, yes; Smith, yes; Scharoff, yes

Application Acceptance

- **Special Use – 18 Box Turtle**, In-law apartment, Zoning Regulations Section 4.5.10, AA Zone, Kirkwood
- **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.
- **Text Amendments to Great Pond Form-Based Code – Sections 3.1; 3.2.2; 1.2; 6.2; 6.8; 8.2; 8.3; and 5.4**, TNDD Zone, Great Pond Village, LLC/Great Pond Improvement District
- **Traditional Neighborhood Design Development – 100 Arlington Road; 111 Newport Road; 200 Newport Road; 100 Lexington Road; 333 Arlington Road; and 2300 Day Hill Road**, Concept Plan Change, TNDD Zone, Great Pond Village, LLC/Great Pond Improvement District
- **Re-Subdivision 100 & 333 Arlington Road; 111 & 200 Newport Road; 200 Windham Road; 100 Lexington Road; 2300 Day Hill Road; and 1 Salisbury Street**, 10 Lots to 9 Lots, TNDD Zone, Great Pond Village, LLC/Great Pond Improvement District

The Commission directed that the above five applications be scheduled for public hearing at the next regular TP&ZC meeting on January 10, 2017