

AGENDA
TOWN PLANNING AND ZONING COMMISSION
FEBRUARY 14, 2017 12:00 P.M.
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. Approval of Ball Field renovations at Windsor High School

E. Pre-Application Scrutiny

F. Re-Approvals/Revisions/Extensions

G. Site Plans

1. Site Plan – 11 Goodwin Drive, Construct an access drive off of the end of Goodwin Drive to access property in Bloomfield, I Zone, River Bend Development CT LLC/Robert Camarena

2. Site Plan Revision—30, 36, 40-42 & 44 Baker Hollow Road, Construct 9,986 Building addition and building connector, I Zone, ODB Realty LLC / Alford Associates, Inc.

- **Request for reduction of minimum glass requirement, Zoning Regulations Section 8.2.3D**

H. Minutes

1. January 10, 2017

2. January 13, 2017—Special Meeting

II. MICSCCELLANEOUS

1. Zoning Practice — January 2017

2. CFPZA — Winter 2017

3. CFPZA Annual Conference — Thursday, March 23rd

4. FYI: 3.9 Site Plan Approval—570 Hayden Station Road, Add drive-up ramp at existing loading dock, I Zone, Makerspace 570, LLC/Riverbank Construction, LLC

5. **FYI: 3.9 Site Plan Approval—801 Bloomfield Avenue**, Install car charging station, I-Zone, Bill Selig Ford
6. **FYI: 3.9 Site Plan Approval—1095 Day Hill Road**, Install generator, I-Zone, Infinity VII, LLC
7. **FYI: 3.9 Site Plan Approval—11 and 15-19 Palisado Avenue**, Parking lot, landscaping, façade improvements, B2-Zone, Palisado Property LLC

III. PLANNER'S REPORT

1. Update on recent development

IV. PUBLIC HEARINGS — None

V. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use Re-approval — 616 Poquonock Avenue**, Insurance Office, Zoning Regulations Section 4.5.4, AA Zone, Skaling
2. **Special Use Re-approval — 33 Tunxis Street**, Landscaping Business, Zoning Regulations Section 15.2.3, B-2/AA Zone, Thulen
3. **Special Use Re-approval — 280 Broad Street**, Full-Service Restaurant, Zoning Regulations Section 5.2.6D, B-2 Zone, Sachdev
4. **Text Amendment – Zoning Regulations Section 5.2.6D(2)(b)**, Area Requirement for Full-Service Restaurant, Charlies Choppe Shoppe
5. **Text Amendment – Zoning Regulations Section 5.2.6D and 5.2.6R**, Brewpub, Wright
6. **Special Use — 105 Baker Hollow Road**, School bus yard, Zoning Regulations Section 8.6K, I Zone, OJ Thrall Inc./DATTCO, Inc.
7. **Special Use — 144 Broad Street**, Full-service restaurant, Zoning Regulations Section 5.2.6D(2), B-2 Zone, Mastriani Realty LLC/Smith
8. **Text Amendment — Zoning Regulations Sections 4.4.17 and 4.5.10**, Accessory Apartments Entirely Within an Existing Home, Town of Windsor

C. Old Business

D. Public Communications and Petitions (if not completed)

VI. ADJOURNMENT