

**AGENDA
SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
FEBRUARY 21, 2017 12:30 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.

H. Minutes

1. January 10, 2017

2. January 13, 2017—Special Meeting

II. MISCELLANEOUS

1. Zoning Practice — January 2017

2. CFPZA — Winter 2017

3. CFPZA Annual Conference — Thursday, March 23rd

4. 22nd Gallivan Conference—Municipal Climate Policy: Local Solutions for a Global Problem—Friday, March 3rd

Public Act 75-342 requires notice of special meetings to be posted in the Town Clerk's office not less than 24 hours prior to the time of such meeting. No other business shall be considered at this meeting than that listed on this agenda.

5. **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
6. **FYI: 3.9 Site Plan Approval—801 Bloomfield Avenue**, Install car charging station, I-Zone, Bill Selig Ford
7. **FYI: 3.9 Site Plan Approval—1095 Day Hill Road**, Install generator, I-Zone, Infinity VII, LLC
8. **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 Sections 2.2, 5.2.6D and 5.2.6R**, Brewpub, Wright
5. **Special Use — 105 Baker Hollow Road**, School bus yard, Zoning Regulations Section 8.6K, I Zone, OJ Thrall Inc./DATTCO, Inc.
6. **Special Use — 144 Broad Street**, Full-service restaurant, Zoning Regulations Section 5.2.6D(2), B-2 Zone, Mastriani Realty LLC/Smith
7. **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

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