**The February 12, 2019 meeting was adjourned to February 26, 2019 due to inclement weather.**

**AGENDA**

**TOWN PLANNING AND ZONING COMMISSION**

**FEBRUARY 26, 2019**

**7:00 P.M. COUNCIL CHAMBERS, TOWN HALL**

**275 BROAD STREET, WINDSOR, CT**

**(\* Indicates items that were not on the February 12, 2019 Agenda)**

**I. NEW BUSINESS**

1. **Public Communications and Petitions (five-minute time limit per person)**
2. **Communications and Petitions from the Town Planning and Zoning Commission**
3. **Zoning Enforcement Officer’s Report**
4. **CGS § 8-24 Referral Requests**
5. **Construction of a Building Addition -** to the Northwest Park Nature Center
6. **Installation of Air Conditioning -** at Poquonock Elementary School
7. **\* Acceptance of Road and Public Improvements –** Tradeport Drive
8. **Pre-Application Scrutiny**
9. **Re-Approvals/Revisions/Extensions**
10. **Site Plans**
11. **Minutes**
12. **January 8, 2019**

**II. MISCELLANEOUS**

1. **FYI: Zoning Practice –** January 2019
2. **FYI: CFPZA Quarterly Newsletter –** Winter 2019
3. **FYI: CT Bar Association –** Land Use Training Opportunity
4. **FYI: CFPZA Annual Conference –** Thursday, March 28, 2019

* **Commissioner Profe** will be presented with **a Lifetime Achievement Award** at the conference for his **25 Years** of Service on the ZBA and TP&ZC!

1. **FYI: 3.9 Site Plan Revision – 1010 Kennedy Road (Shell Station/Dunkin),** Signs and awning, B-2 Zone, Poyant Signs
2. **FYI: 3.9 Site Plan Revision – 137 Matianuck Avenue (Keney Park),** Install a scoreboard at Keney Park Golf Course for Junior PGA Tournaments, NZ Zone, City of Hartford
3. **FYI: 3.9 Site Plan Revision – 35 Mack Street (Millbrook Village),** replace pavement, curbs, walks, lighting & minor additions to facilitate ADA compliance, NZ Zone, Windsor Housing Authority

**III. PLANNER’S REPORT**

1. **Update on recent development**

**IV. PUBLIC HEARINGS**

1. **Text Amendment - Zoning Regulations Sections 8.6.W and 13.2.8B(1), pertaining to Traditional Neighborhood Design Development, and Form-Based Code Regulations Sections 2.2.1, 2.3.4 and 2.3.5, Alford Associates, Inc.**

**V. BUSINESS MEETING**

1. **Continuation of New Business**
2. **Application Acceptance**
3. **Zone Boundary Change – 15, 27 & 41 Stone Road,** AG Zone to W Zone, 20 Acres, Lonewski
4. **Special Use – 903 Day Hill Road,** extended-stay hotel, 127 rooms, Zoning Regulations Section 8.6P, I Zone, Alford Associates, Inc.
5. **Special Use – 903 Day Hill Road,** fill removal, Zoning Regulations Section 15.2.13, I Zone, Alford Associates, Inc.
6. **\* Special Use Re-approval – 139 Broad Street,** full-service restaurant, Zoning Regulations Section 5.2.6D(2), B-2 Zone, Buceivicius
7. **\* Text Amendment – Requirements for Day Hill Road Area Sites,** Zoning Regulations Sections 8.1; 8.6M(6); 14.2.3A: 14.2.3B; and 14.2.4B(2)
8. **Old Business**
9. **Public Communications and Petitions (if not completed)**

**VI. ADJOURNMENT**