

**MINUTES
TOWN PLANNING AND ZONING COMMISSION
MARCH 12, 2019
7:00 P.M. COUNCIL CHAMBERS, TOWN HALL
275 BROAD STREET, WINDSOR, CT**

**Present: Commissioners Mips, Levine, Profe and Smith
Also Present: Town Planner Barz and Assistant Town Planner Sealy**

I. NEW BUSINESS

Commissioner Mips opened the meeting at 7:00 p.m.

- 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**
- D. CGS § 8-24 Referral Requests**

Motion: Commissioner Mips made a motion to add two CGS §8-24 Referral Requests to the agenda.

- a) Public Safety Complex improvements and renovations at 100 Addison Road and 340 Bloomfield Ave. and**
- b) Millbrook Open Space Improvements**

Commissioner Levine seconded the motion and it passed unanimously, 4-0-0.

- 1. Public Safety Complex improvements and renovations at 100 Addison Road and 340 Bloomfield Ave.**

Town Planner Barz presented the referral request.

The town purchased 100 Addison Road with the intention of converting it into a new police station with the additional understanding that their vacated space at 340 Bloomfield Avenue would be reconfigured to meet the needs of the fire department, which, like the police department, has outgrown their current portion of the building. In addition to interior improvements to accommodate all of the typical functions of a police station, 100 Addison Road will add covered parking for police vehicles, an impound yard for vehicles and other evidence, and other site improvements to accommodate changes in traffic flow and parking needs (see attached plans). In addition to interior improvements to accommodate fire station and ambulance service functions, 340 Bloomfield Avenue will also receive new apparatus bays and other site improvements to address changes in traffic flow and parking needs.

Motion: Commissioner Levine RESOLVED, that the Plan and Zoning Commission of the Town of Windsor approves the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

Public safety complex improvements and renovations at 100 Addison Rd. and 340 Bloomfield Ave., including: (1) renovation of approximately 30,000 square feet of space at 100 Addison Rd. and relocation of the police department from its current location at 340 Bloomfield Ave. to 100 Addison Rd; (2) partial replacement of the 100 Addison Rd. roof and various site improvements; and (3) renovation of the current public safety building located at 340 Bloomfield Ave., including the addition of fire apparatus bays, site improvements related to parking and vehicle circulation, the renovation of existing police department space for fire department support areas including offices, restrooms, locker rooms, and a kitchen area, the renovation of existing fire department space to accommodate EMS offices, training areas, sleeping quarters and storage, the replacement of mechanical, electrical and plumbing systems including HVAC, and improvements to the public lobby and restrooms.

Commissioner Profe seconded the motion.

VOTE: 3-1-0. (Mips, yes; Levine, yes; Profe, yes; Smith, no)

2. Millbrook Open Space Improvements

Town Planner Barz presented the referral request.

The town purchased the former Traditions Golf Course and a home at 72 Mack Street with the intention of retaining the golf course as passive open space and reusing the buildings to generate revenue towards the perpetual maintenance of the facility. The Town Council created a Millbrook Open Space Steering Committee, which over the course of the last year, produced the Millbrook Open Space Report, recommending building, trail, and habitat improvements to be implemented over time as funding allows.

Presently, there are building, bridge and fence repairs that are necessary to protect the clubhouse from the elements, make several bridges safe for pedestrians, and replace the dilapidated fence between the parking lot and a residential neighbor. The clubhouse is being investigated for rental as a possible event space or food venue that would be compatible with the open space. The plan also recommends reclaiming some of the current cart paths, while removing other dead-end and redundant paths and using those reclaimed material to build more appropriate trail linkages in other locations (see attached).

The house at 72 Mack Street is being investigated for possible office use that would be compatible with an adjacent trail access without creating the privacy issues of a residence. In addition to trail access from Mack Street to the open space, there may be limited additional parking improvements to accommodate a tenant and possibly open space visitors.

Commissioner Levine RESOLVED, that the Plan and Zoning Commission of the Town of Windsor approves the following project pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut:

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Mill Brook Open Space improvements, including removal and construction of pedestrian trail systems, repair and/or replacement of bridge structures, stormwater management activities, landscaping, construction of park entrances, repairs to driveways and parking areas as well as exterior and mechanical system improvements to the former clubhouse and maintenance buildings, and related improvements.

Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

- E. Pre-Application Scrutiny**
- F. Re-Approvals/Revisions/Extensions**
- G. Site Plans**
- H. Minutes**

1. January 8, 2019

Motion: Commissioner Levine moved to approve the minutes as presented. Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

II. MISCELLANEOUS

- 1. FYI: Zoning Practice – February 2019**
- 2. FYI: CFPZA Annual Conference – Thursday, March 28, 2019 (Registration Deadline March 26th)**
- 3. FYI: 3.9 Site Plan Revision – 2 Market Circle (Ahoy Self Storage), Expansion of outdoor storage areas, I & W Zones, Ahoy Self Storage**
- 4. FYI: 3.9 Site Plan Revision – 80 Lamberton Rd (SS&C & New England Home Care), Parking lot expansion, I & P Zones, Greenberg**

III. PLANNER'S REPORT

- 1. Update on recent development.** Town Planner Barz informed the commission that the Great Pond Project is progressing. There are new construction and renovation projects in the pipe line at Loomis Chaffee and a lot of interior commercial renovations underway.

IV. PUBLIC HEARINGS

Commissioner Mips opened the public hearings at 7:30 p.m. and Commissioner Levine read the legal notice into the record.

- 1. Zone Boundary Change – 15, 27 & 41 Stone Road, 20 Acres, AG Zone to W Zone, Lonewski**

Discussion: Andrew Urbanowicz, 95 Raffia Rd, Enfield CT, attorney for Eugene Lonewski property owner and Peter DeMallie, 21 Jeffery Dr. South Windsor, of Design Professionals, Inc. presented. The property is in the northwest corner of Windsor and is about 19.8 acres in size and currently zoned AG. It is surrounded on all side by Industrial and Warehouse zones. There are no interested parties at this time in the property. The AG land is now subject to general noise from the airport and Hartford Gun Club. The northern border is East Granby and is also industrially zoned. The buildings in the area are all similar to each other, many of them belonging to Griffin Land Development. A Griffin Land warehouse and Walgreen's Distribution Center are to the south. The Tradeport Development is across the street and Commerce Park is to the north in East Granby.

Commissioner Mips requested public comment.

Gregg-Nanni, General Manager of Prospect Enterprises, is an abutter on the East Granby side. Because of a mix-up in the mailing address, he did not receive the notification of this application until the day prior to the meeting. He is requesting that the hearing be extended to the next meeting to give him time to study the application further.

Commissioner Levine read the letter from CROCG which includes the following:

One of CROCG's goals is to Encourage Preservation of Farmland in the Capitol Region and one policy recommendation to accomplish this is to encourage the retention of existing farmland and proper agricultural zoning. While the proposal is to eliminate land currently utilized and zoned for agricultural purposes, it is notable in this situation that the proposed location is surrounded by land identified as either Industrial or Business/Commercial/Office by regional and local zoning. Additionally, while the CROCG Land Use Policy Map and Conservation Focus Areas Map identify small portions at the rear of these parcels as conservation areas, they are primarily designated as Middle Intensity Development Areas and are not part of any Conservation Corridor. Therefore, even with the loss of agricultural land as a result of this map change, staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Eric Barz, Town Planner explained that there are two single family homes at 21 and 33 Stone Rd. that have written in favor of the zone change. These residents would have the opportunity to remain in their homes as non-conforming uses until such time as they sell to what would likely be a single developer for all five properties concerned, if fair values could be established. Otherwise, any industrial development would have to maintain significant buffers to the residences, which would limit future industrial development potential.

Mr. DeMallie said that he had no objections to extending the meeting. He is confident that Mr. Gregg-Nanni would come to a favorable conclusion.

Motion: Commissioner Levine moved to continue this hearing for a Zone Boundary Change – 15, 27 & 41 Stone Road to the April 9th meeting. Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

2. **Special Use – 903 Day Hill Road, fill removal, Zoning Regulations Section 15.2.13, I Zone, Alford Associates, Inc.**

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Discussion: Wilson M. Alford Jr. of Alford & Associates, 200 Pigeon Hill Rd. presented the application for a Special Use to allow removal of sand and other materials to be used for off-site construction purposes and allow for future development of the property. The intent is to bring the property to a similar elevation as the adjoining 1001 Day Hill Rd. Soil tests have determined that there are no contaminants. There would be three phases to the project consisting of approximately 5 acres each. Hours of operation would be 6 am to 3 pm and would not impact Day Hill Rd. peak traffic times. Staff comments have been addressed. A Wetlands Permit has been approved.

Commissioner Mips requested public comment. There were none.

Eric Barz said the staff has reviewed the application with the applicant and signed off with the note that a Stormwater Inspection and Maintenance Permit needs to be filed. He recommends the Special Use be approved for one year with the provisions that a bond for restoration be posted for each phase of the fill removal and work be conducted 6:00 a.m. to 3:00 p.m. Monday thru Friday with an occasional Saturday.

Motion: Commissioner Levine moved to approve the Special Use – 903 Day Hill Road, fill removal, Zoning Regulations Section 15.2.13 for one year with the provisions that a bond for restoration be posted for each phase of the fill removal and work be conducted 6:00 am to 3:00 pm Monday thru Friday with an occasional Saturday. Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

3. **Special Use Re-approval – 139 Broad Street, full-service restaurant, Zoning Regulations Section 5.2.6D(2), B-2 Zone, Bucevicius**

Eric Barz reported that this applicant did not post a notice or notify abutters.

Motion: Commissioner Levine moved to deny the Special Use at 139 Broad Street without prejudice. Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

V. BUSINESS MEETING

A. Continuation of New Business

B. Application Acceptance

1. **Special Use Re Approval – 33 Tunxis Street, Landscaping business, Zoning Regulations Section 15.2.3, A & B-2 Zone, Thulen**
2. **Special Use – 909 Stone Road, Commercial Kennel, Zoning Regulations Section 10.5.4, AG Zone, Tulloch**

C. Public Communications and Petitions - None

VI. ADJOURNMENT

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APPROVED

Motion: Commissioner Levine moved to adjourn the meeting at 7:58 p.m. Commissioner Smith seconded the motion and it passed unanimously, 4-0-0.

Respectfully submitted,
Lori Hartmann, Recording Secretary

Respectfully submitted, *Lisa Ozaki*, Lisa Ozaki, Recording Secretary

I certify these minutes were adopted on April 9, 2019

Jill Levine
Jill Levine, Secretary