

MINUTES
SPECIAL MEETING POCD UPDATE
TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 17, 2019 7:00PM
LUDLOW ROOM, TOWN HALL
275 BROAD STREET, WINDSOR, CT

Present: Commissioners Mips, Levine, Correia, Profe, and Smith. Alternate Commissioner Harvey was present as well. Absent was Jaggon.

Also Present: Town Planner Barz, Assistant Town Planner Sealy

- I. DAY HILL CORRIDOR PLAN OF CONSERVATION AND DEVELOPMENT WORKSHOP** – Workshop for discussion of Day Hill Corridor POCD update with the Planning and Zoning Commission, various stakeholders, and Town staff.

Commissioner Mips opened the meeting at 7:00 pm

Town Planner Barz gave an intro about the Plan of Conservation and Development (POCD). He gave a PowerPoint presentation which outlined the yearly updates made to the POCD and the history of the most recent Day Hill Corridor update which was in 2008. He presented the vision outlined for the Day Hill corridor in the 2008 POCD and the updates within the corridor since that time. Mr. Barz presented slides that exhibited the change in land acreage and floor areas between land uses since 2008. He also presented traffic analysis from the 2008 study and more recent analysis that rated the level of service on the Day Hill corridor.

Mr. Barz then summarized the strategies outlined in the 2008 POCD which included:

Preserving traffic capacity
Traffic demand management
Promoting multimodal transportation
Strategies to maximize revenue potential
Strategies for rezoning excess industrial land
Maintaining quality corporate image

Mr. Barz then opened the discussion up to the audience by proposing a series of questions: does a Day Hill corridor overlay zone still make sense and how should shifting market conditions affect regulation of the Day Hill Corridor. The stakeholders discussed various issues and needs within the Day Hill corridor regarding amenities and the regulation of it. Some of the key items that were discussed were:

- Density of housing and services
- Access to gas stations and convenience stores
- Flexible regulations and opportunities for public input
- Access to amenities
- Surveying employers and employees
- Traffic counts – origin and destination
- Multiple and varied uses within the corridor
- Retail – service retail, big box retail, small box retail, and neighborhood services
- Flexible zoning requirements
- Regional studies comparing similar corridors
- More Design Developments districts with design standards
- Activity nodes / interchange zones

- Utility capacity review

Mr. Barz presented the idea of transfer of development coverage which would allow for industrial properties to increase site coverage by transferring development rights from desirable open space parcels. This was a topic of discussion among the stakeholders.

Mr. Barz then concluded the presentation by outlining a timeline for updating the Day Hill chapter of the POCD. The process would involve developing a draft document, presenting it to the Commission as a draft, receiving public comment, and final adoption by the Planning and Zoning commission. The process would require a referral to Town Council and CROG for at least 65 days from the date of receipt by the Commission before a hearing on adoption can be held, in accordance with state statutes.

II. ADJOURNMENT

Commissioner Mips made a motion to adjourn at 8:55 pm, it was seconded by Commissioner Levine and it passed unanimously 5-0.