

**MINUTES
TOWN PLANNING AND ZONING COMMISSION
APRIL 13, 2021
7:00 P.M. ONLINE VIRTUAL MEETING
275 BROAD STREET WINDSOR, CT**

**Present: Commissioners Mips, Levine, Kuintzle; Alternate Commissioners Jaggon and Harvey. Alternate Commissioner Ferraina was present but not seated.
Absent: Commissioner Correia was not present.
Also Present: Town Planner Barz, Assistant Town Planner Sealy and Recording Secretary Lisa Ozaki**

Alternate Commissioner Jaggon was seated for Commissioner Correia and Alternate Commissioner Harvey was seated for the vacant Commissioner's seat.

I. NEW BUSINESS

Commissioner Mips opened the meeting at 7:08 p.m.

A. Public Communications and Petitions (five-minute time limit per person)

Assistant Town Planner Sealy addressed the public on how to participate in Public Comments.

B. Communications and Petitions from the Town Planning and Zoning Commission

Commissioner Levine stated that she attended a webinar on basic legal procedure by Bruce Hyde and it was very informative. Commissioner Levine said that she would send a summary to Town Planner Barz.

C. Zoning Enforcement Officer's Report – None

D. C.G.S. §8-24 Referral Requests

1. Review Proposal to sell Town owned real estate 451 Windsor Avenue – Former Roger Wolcott School

Town Planner Barz stated that the Board of Education has turned the school over to the Town. The Town has been approached by CREC, who would like to rehabilitate the school and use it as an early childhood learning center.

Commissioner Levine moved to recommend of the sale of 451 Windsor Avenue as consistent with the Plan of Conservation and Development.

Commissioner Jaggon seconded the motion and it was passed unanimously, 5-0-0

E. Pre-Application Scrutiny - None

F. Re-Approvals/Revisions/Extensions – None

G. Site Plans

H. Minutes

1. March 9, 2021

Motion: Commissioner Levine moved to approve the minutes as presented.

Commissioner Jaggon seconded the motion and it passed unanimously, 5-0-0.

II. MISCELLANEOUS

1. Zoning Practice – March 2021

III. PLANNER’S REPORT

1. Update on recent development.

Town Planner Barz stated that the two Amazon properties are proceeding at a rapid pace. The Town Council adopted an ordinance that allows the Zoning Enforcement Officer to issue fines for zoning violations, which will only be used as a last resort for persistent violations.

IV. BUSINESS MEETING

A. Application Acceptance

1. Text Amendment – Zoning Regulations Section 2.1, Kitchen Definition, Town of Windsor

2. Special Use – 777 Day Hill Road, Industrial Development, Section 8.6A, I Zone, Alford Assoc., Inc.

Asst. Town Planner Sealy stated that an application came in today and would be added to the public hearing for next month.

The Commission directed that the above items would be scheduled for public hearing at the next regular Planning and Zoning Commission meeting on May 12, 2021.

B. Old Business – None

V. PUBLIC HEARINGS

1. Special Use - 777, 903, 1001 Day Hill Rd., Fill Removal, Section 15.2.13, I Zone, Alford Assoc., Inc. continued from the March 9, 2021 meeting.

a. Waiver for reduction in the buffer requirement per Zoning Regulation Section 15.2.13(3)c

Mr. Alford, Engineer from Alford Assoc., Inc. was present and addressed the Commission. Mr. Alford stated that IWWC has approved the application. Mr. Alford stated that he has addressed all the issues from the Engineering Department and gave the Commission an overview of that.

Commissioner Harvey asked about item #3, the dust control with active water truck. Mr. Alford stated that the contractor is aware of the problem on the site and is addressing them.

Mr. Alford stated that there is an area at the south about fifty feet from the property line that would be graded. Mr. Alford said that a waiver is required to grade within 15 feet of an abutting property. The area is being graded away from the abutting property, so no water from this site would go on the abutting property.

There was no public comment.

Asst. Town Planner Sealy stated that the Asst. Town Engineer has not reviewed the updated plans and materials yet.

Commissioner Mips asked if the abutter that is being graded near was aware of the fifteen feet waiver. Mr. Alford stated that the owner only received a letter regarding the public hearing. Mr. Alford said that is where the detention basin would be installed. Commissioner Mips said that it would have been better for the property owner to be aware of it. Mr. Alford stated that this would have little effect on that property and the water would be drained away from it.

Motion: Commissioner Levine moved to approve the Special Use – 777, 903, 1001 Day Hill Rd., Fill Removal, Section 15.2.13, I Zone, Alford Assoc., Inc. with the following conditions:

- 1. Engineering Department comments dated April 6, 2021.**

Commissioner Harvey seconded the motion and it passed unanimously, 5-0-0.

Motion: Commissioner Levine moved to approve the Waiver – 777, 903, 1001 Day Hill Rd, for reduction in the buffer requirement of fifty feet per Zoning Regulation Section 15.2.13(3)c to fifteen feet.

Commissioner Harvey seconded the motion and it passed unanimously, 5-0-0.

- 2. Special Use – 4 Market Circle, Outdoor Storage, Section 8.6B, W Zone, Market Circle, LLC**

Joseph Hickey, owner of 4 Market Circle was present and addressed the Commission. Mr. Hickey explained that his tenant needs temporary storage for the mattress supplies. The tenant would like to order larger shipments and store the supplies in the outdoor storage.

Commissioner Levine asked how the building would be attached to the ground. Mr. Hickey said that it can be anchored by screws to the ground or anchored to concrete waste blocks. Mr. Hickey stated that his tenant has not picked which vendor they were going to use yet. Commissioner Levine asked how the structure would not become airborne. Mr. Hickey stated that the structure would be screwed into blocks that go into the ground.

There was no public comment.

Asst. Town Planner Sealy stated that staff had no comments on this application. The applicant is required to do a site plan revision showing the location of the temporary storage.

Commissioner Mips said that since the structure is temporary, she would like to see a one-year review on it.

Motion: Commissioner Levine moved to approve the Special Use – 4 Market Circle, Outdoor Storage, Section 8.6B, W Zone, Market Circle, LLC with the following conditions:

- 1. One-year time limit**
- 2. Site plan revision.**

Commissioner Jaggon seconded the motion and it passed unanimously. 5-0-0

- 3. Special Use – 316 Palisado Ave., Accessory Building, Section, 4.4.1 & 4.5.16, AA Zone, Ernest**

Commissioner Levine asked if this needed to go to the Historic Commission first. Asst. Town Planner Sealy stated that it has already been approved by the Historic Commission and IWWC.

Steven Ernest, owner of 316 Palisado Ave., was present and addressed the Commission. Mr. Ernest gave the Commission a brief overview of the structure and what is needed from the Commission.

Commissioner Levine asked which structure it was in the packet. Mr. Ernest stated that it is the drawn structure. Commissioner Levine asked if this was going to be built on site. Mr. Ernest said that yes it would be.

There was no public comment.

Asst. Town Planner Sealy stated that the applicant is working with the Health Department regarding the septic system.

Commissioner Mips said that this is going to be a beautiful building.

Motion: Commissioner Levine moved to approve the Special Use – 316 Palisado Avenue, Accessory Building, Section 4.4.1 & 4.5.16, AA Zone, Ernest.

Commissioner Harvey seconded the motion and it passed unanimously. 5-0-0

4. Special Use Re-Approval – 1220 Kennedy Rd., Commercial Recreation, Section 8.6E, I Zone, Tactical Airsoft, Inc.

Sandra Barrachina, owner of Tactical Airsoft, Inc. was present and addressed the Commission. Mrs. Barrachina gave a brief overview of the Tactical Airsoft, Inc. to the Commission.

Commissioner Mips asked if she would be good with another five year approval. Mrs. Barrachina said that would be fine.

Commissioner Jaggon asked if there have been accidents over the past two years. Mrs. Barrachina stated that there had been no accidents.

Daniel Chafin spoke in favor of the application. He loves going to Tactical Airsoft and it's a safe place to come have a good time.

Aaron Bianzon 89 East St., spoke in favor of the application. He has been going there for many years. It's a great place to exercise.

Cindy Stolte, 16 Winthrop Dr., said that her husband was partners with Mrs. Barrachina. She stated that it's a great place for all of the family to come and play together. There is team building available and she has seen great things happening there.

Travis Matson, spoke in favor of Tactical Airsoft. His son has ASD which is high functioning autism, which makes it very difficult for his son to make friends and to socialize in general. Mr. Maton said that Tactical Airsoft is a wonderful place for his son to socialize and it has increased his son confidence. The environment is perfect for all types of children. Safety is number one there.

Benjamin Turgeon, spoke in favor of Tactical Airsoft. He used to work at there and it's a great positive place. Great for people to make new friends even if they are not social.

Commissioner Levine read email from Michael Moss dated March 9, 2021 into record.

Motion: Commissioner Levine moved to approve the Special Use Re-Approval – 1220 Kennedy Road, Commercial Recreation, Section 8.6E, I Zone, Tactical Airsoft, Inc. with the following conditions:

- 1. Five-year time limit.**

Commissioner Harvey seconded the motion and it passed unanimously. 5-0-0

5. Zone Change – 451 Windsor Ave., A Zone to NZ Zone, 4.71 Acres, Town of Windsor

Town Planner Barz stated that the nature of the zoning change is because the property is in a split zone. The entire property would now be in the NZ Zone so the CREC School would be allowed by right and the right to develop the rear of the property residentially would be extinguished.

There was no public comment.

Motion: Commissioner Levine moved to approve for Zone Change - 451 Windsor Avenue, A Zone to NZ Zone, 4.71 Acres, Town of Windsor.

Commissioner Jaggon seconded the motion and it passed unanimously. 5-0-0

VI. Public Communications and Petitions

Asst. Town Planner Sealy read a question from Bonnie Karkowski.

Town Planner Barz stated that various departments in the town are aware of these issues. The Town Council received the letter also and these things take time. This is a state road where sidewalks need to be incorporated into the Capital Improvement Program. As far as sidewalks for the Villages of Poquonock, a discussion would have to happen with the developers. In regards of the secondary access, we do not know if we have permission to do or if additional frontage is needed. Town Planner Barz said that he would follow up on these issues.

Commissioner Mips asked Town Planner Barz how the draft chapter is going for the Day Hill Corridor. Town Planner Barz stated that a consultant was hired to perform the traffic review. Town Planner Barz said that the Town is working on creating development scenarios to feed into their calculations, so they can determine future traffic levels.

VII. ADJOURNMENT

Motion: Commissioner Levine moved to adjourn the meeting at 8:08p.m.

Commissioner Jaggon seconded the motion and it passed unanimously, 5-0-0.

Respectfully submitted, _____, Lisa Ozaki, Recording Secretary

I certify these minutes were adopted on May 12, 2021

APPROVED

Jill Levine, Secretary