

**TOWN PLANNING AND ZONING COMMISSION**  
**JULY 13, 2021**  
**7:00 P.M. COUNCIL CHAMBERS, TOWN HALL**  
**HYBRID VIRTUAL MEETING**  
**275 BROAD STREET, WINDSOR, CT**

Per the most recent Governor's order, the Commission is now able to conduct hybrid meetings, with the Commissioners, applicants, and the public able to participate either electronically or in-person according to their individual circumstances with respect to COVID19.

**Zoom instructions**

**Dialing in by Phone only:**

1. Please call: **1-646-558-8656**
2. When prompted for participant or meeting ID enter: **828 9835 9389** then press #
3. You will then enter the meeting muted. During Public Comment if you wish to speak press \*9 to raise your hand.

**Joining in Computer:**

Please go to the following link: <https://us02web.zoom.us/j/82898359389>

When prompted for participant or meeting ID enter: **828 9835 9389** then press #

1. Only if your computer has a microphone for two way communication, then during Public comment if you wish to speak press **Raise Hand** in the webinar control. If you do not have a microphone you will need to call in on a phone in order to speak
2. During public comments if you do not wish to speak you may type your comments into the Q&A feature.

**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. C.G.S. §8-24 Referral Requests**

**E. Pre-Application Scrutiny**

1. **1001 Day Hill – Haunted Graveyard**, Zoning Regulations 8.6E - Commercial recreational and cultural buildings and facilities
2. **144 Broad St. – Center Design development**, Zoning Regulations 13.1 Center Design Developments

**F. Re-Approvals/Revisions/Extensions**

**G. Site Plans**

1. **Site Plan – 1190 Kennedy Road/451 Hayden Station Road**, Warehouse, Section 8.4, SPA Properties #545, LLC
  - i. Waiver for Section 3.3.3E

**H. Minutes**

1. **June 8, 2021**

**II. MISCELLANEOUS**

### **III. PLANNER'S REPORT**

#### **1. Update on recent development**

### **IV. BUSINESS MEETING**

#### **A. Application Acceptance**

- a. **Special Use Re-approval - 446 Bloomfield, Drive Thru, Section 5.2.6d(3)e, Windsor Venture LLC**

#### **B. Old Business - None**

### **V. PUBLIC HEARINGS**

1. **Subdivision – 28 Cook Hill Road, 9 Lots, 7.89 acres, A/AA Zone, CT Valley Real Estate**
  - a. Subdivision Regulations 3.11.1 – Waiver for Sanitary sewers on lots less than 1 acre
2. **Special Use – 28 Cook Hill Road, 2 Flag Lots, Section 4.5.14 A/AA Zone, CT Valley Real Estate**
3. **Zone Change – 550 Matianuck Ave., AG Zone to AA Zone, 11.8 acres, Saint Damien of Molokai Parish Corporation**
4. **Re-Subdivision – 158 Merriman Road, 2 lots, 2.42 acres, AA Zone, Alford Assoc., Inc.**
5. **Special Use – 1001 Day Hill Road, Brewery, Section 8.6E, I Zone, Dudleytown Brewery Co., LLC**
6. **Special Use – 1195 Windsor Avenue, Nonpublic Uses, Section 11.4.1, NZ Zone, TOW**

### **VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)**

### **VII. ADJOURNMENT**