

**ACTION NOTICE
JULY 13, 2021
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings & Site Plans

Site Plan – 1190 Kennedy Road/451 Hayden Station Road, Warehouse, Section 8.4, SPA Properties #545, LLC.

Motion: Commissioner Levine moved to approve the waiver for Section 3.3.3E feeder drives for the Site Plan – 1190 Kennedy Road/451 Hayden Station Road, Warehouse, Section 8.4, SPA Properties #545, LLC

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Motion: Commissioner Levine moved to approve the Site Plan – 1190 Kennedy Road/451 Hayden Station Road, Warehouse, Section 8.4, SPA Properties #545, LLC with the following conditions:

Resolution of outstanding comments in Engineering Department memo dated July 9, 2021 and staff review memo dated July 12, 2021.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Subdivision – 28 Cook Hill Road, 10 Lots, 7.89 acres, A/AA Zone, CT Valley Real Estate

Motion: Commissioner Levine moved to approve the waiver of open space standards for 2.4 acres of open space for Subdivision – 28 Cook Hill Road, 10 Lots, 7.89 acres, A/AA Zone, CT Valley Real Estate

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Motion: Commissioner Levine moved to approve the waiver for Subdivision Regulation Section 3.11.1 for sanitary sewers on lots #4 and #10 for Subdivision – 28 Cook Hill Road, 10 Lots, 7.89 acres, A/AA Zone, CT Valley Real Estate.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Motion: Commissioner Levine moved to approve the Subdivision – 28 Cook Hill Road, 9 Lots, 7.89 acres, A/AA Zone, CT Valley Real Estate with the following conditions:

- 1. Resolution of outstanding comments in staff review memo dated July 7, 2021 and Engineering Department comments dated July 7, 2021;**
- 2. Lots #4 and #10 install 6' high evergreen screening either at back of the front lots or the front of the flag lots.**

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Special Use – 28 Cook Hill Road, 2 Flag Lots, Section 4.5.14 A/AA Zone, CT Valley Real Estate

Motion: Commissioner Levine moved to approve the Special Use – 28 Cook Hill Road, 2 Flag Lots, Section 4.5.14 A/AA Zone, CT Valley Real Estate.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Zone Change – 550 Matianuck Ave., AG Zone to AA Zone, 11.8 acres, Saint Damien of Molokai Parish Corporation

Motion: Commissioner Levine moved to continue the Zone Change – 550 Matianuck Ave., AG Zone to AA Zone, 11.8 acres, Saint Damien of Molokai Parish Corporation

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Re-Subdivision – 158 Merriman Road, 2 lots, 2.42 acres, AA Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve the Re-Subdivision – 158 Merriman Road, 2 lots, 2.42 acres, AA Zone, Alford Assoc., Inc. with the following conditions:

1. Final staff review;
2. Applicant pay to Town of Windsor \$3,000 per lot or 10% of the fair market value land to be developed in exchange for open space.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Special Use – 1001 Day Hill Road, Brewery, Section 8.6E, I Zone, Dudleytown Brewery Co., LLC

Motion: Commissioner Levine moved to approve the Special Use – 1001 Day Hill Road, Brewery, Section 8.6E, I Zone, Dudleytown Brewery Co., LLC.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Special Use – 1195 Windsor Avenue, Nonpublic Uses, Section 11.4.1, NZ Zone, TOW

Motion: Commissioner Levine moved to approve the Special Use – 1195 Windsor Avenue, Nonpublic Uses, Section 11.4.1, NZ Zone, TOW

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Minutes

June 8, 2021:

Motion: Commissioner Levine moved to approve the minutes of June 8, 2021 as amended.

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

Vote: Mips, yes; Levine, yes; Kuintzle, yes; Correia, yes; Jaggon, yes.

Application Acceptance

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

CGS§ 8-24

None