

**SPECIAL MEETING MINUTES  
TOWN PLANNING AND ZONING COMMISSION  
JANUARY 27, 2020  
7:00 P.M. COUNCIL CHAMBERS, TOWN HALL  
275 BROAD STREET, WINDSOR, CT**

**Present: Commissioners Mips, Levine, Correia, Harvey and Smith.**

**Alternate Commissioner Harvey was present and seated for Commissioner Profe. Alternate Commissioner Jaggon was present but not seated.**

**Absent: Commissioner Profe.**

**Also Present: Town Planner Barz, Assistant Town Planner Sealy and Recording Secretary Lisa Ozaki**

**I. PUBLIC HEARINGS**

Commissioner Mips opened the public hearing at 7:00 p.m. and Commissioner Levine read the legal notice into the record.

- 1. Text Amendments to the “Great Pond Form Based Code,” last revised September 19, 2018.** The purpose of the amendments is to “adapt the Employment Districts to accommodate larger footprint buildings for manufacturing uses consistent with other parcels zoned Industrial along the Day Hill Road corridor” (cross streets of the corridor include Great Pond Drive, Blue Hills Avenue, and Goodwin Drive). The sections to be amended are: 1.2 (Figure 1.15); 3.1; 3.4.2; 5.4 (Table 5.2); 5.4.4 (Table 5.6), 5.4.7; Table 5.10; 5.8.4; Table 7.6, and 9.1. A complete copy of the existing Form Based Code; a memo explaining the amendments section by section; and the Form Based Code if amended as proposed are on file with the Windsor Town Clerk, and the Commission.

Attorney Diane Whitney, from Pullman & Comley, representing Winstanley Enterprises and Great Pond Village, was present and addressed the Commission. Atty. Whitney noted that also present were Linda Costanzo, Winstanley Enterprises, and Attorney Tim Hollister, from Shipman and Goodman, who is handling the appeal that had been filed regarding our earlier approval. Atty. Whitney thanked the Commission for scheduling this Special Meeting and very much appreciated that. Atty. Whitney handed the Commission a copy of the Hartford Business Journal’s article on “Windsor’s long-awaited Great Pond development debuts first apartments” for the Commission to read.

Atty. Whitney stated that this is the same application that was previously approved by the Commission on December 10, 2019. Atty. Whitney explained that there was an appeal of that approval, simply on procedural grounds, due to the incompleteness of the notice that was filed. Atty. Whitney stated that this is essentially the same application from the approval, but the amended approval is included within this application. Atty. Whitney noted that there is an

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updated Great Pond Form-Based Code on the Town's Website and in the Town Clerk's office. Atty. Whitney noted that the application is adding a building type to allow for larger manufacturing buildings in the ED Zone. Atty. Whitney stated that the required setback for the property is now replaced with a landscape buffer. Atty. Whitney stated that there is a memo dated December 20, 2019 in the Commission's packets that explained the amendments. Atty. Whitney discussed in detail the amendment requirements. Atty. Whitney noted that their overall goal is to allow for a larger building with details that will provide quality development on Day Hill Road.

Commissioner Levine asked at the last meeting there is going to be a hotel on the south side of Day Hill Road and how would that impact Great Pond. Atty. Whitney stated that she thought it would be an uneasy combination, having the two side by side.

No Public Comment

Town Planner Barz clarified that we are talking about an amendment to the ED Zone in the Great Pond District and the mentioned hotel is quite a distance away, not near Great Pond. Commissioner Levine stated that she understood. Town Planner Barz stated that this is essentially the same application that was previously approved. Town Planner Barz stated that the changes that were noted by Atty. Whitney were actually amended the night of the last public hearing and have now been added to the amendment. Town Planner Barz noted that staff comments remain the same. Town Planner Barz stated that like the last time this was heard, they were rolling back the ED standards for a large building within 500 ft. of the I Zone.

**Motion: Commissioner Levine moved to approve the Text Amendment to the "Great Pond Form Based Code," last revised September 19, 2018.** The purpose of the amendments is to "adapt the Employment Districts to accommodate larger footprints buildings for manufacturing uses consistent with other parcels zoned Industrial along the Day Hill Road corridor" (cross streets of the corridor include Great Pond Drive, Blue Hills Avenue, and Goodwin Drive). The sections to be amended are: 1.2 (Figure 1.15); 3.1; 3.4.2; 5.4 (Table 5.2); 5.4.4 (Table 5.6), 5.4.7; Table 5.10; 5.8.4; Table 7.6, and 9.1. A complete copy of the existing Form Based Code; a memo explaining the amendments section by section; and the Form Based Code if amended as proposed are on file with the Windsor Town Clerk, and the Commission.

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

## VI. ADJOURNMENT

**Motion: Commissioner Levine moved to adjourn the meeting at 7:11 p.m. Commissioner Correia seconded the motion and it passed unanimously, 5-0-0.**

Respectfully submitted, \_\_\_\_\_, Lisa Ozaki, Recording Secretary

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APPROVED

I certify these minutes were adopted on February 11, 2020

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Jill Levine, Secretary