

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

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

**I. NEW BUSINESS**

Commissioner Mips opened the meeting at 7:00 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.

Rosana Bannock, 82 Strawberry Hill, spoke of Kennedy Road/Hayden Station site plan application. Mr. Bannock said that he has dealt with various noise issues in that area over the past ten years. When Route 20 was put in, the sound barriers were never erected. He stated that during the construction of Amazon, he has not been able to use the outside of his house. Mr. Bannock said that on behalf of several residents of his development, he is requesting that no further industrial developments be done at this time.

George Slate, 74 Ethan Drive, spoke about the site plan on Kennedy Road. Mr. Slate likes developments like this that pay a lot of taxes and keep the pressure off residential property taxes in town. The location makes sense for this type of development. When Route 91 is shut down, where is all the truck traffic going to go. Mr. Slate would like to know what clean energy and sustainable efforts are currently planned for these two buildings. Mr. Slate said that given the heavy truck traffic on the road, he would like to see a plan for a longer lasting road.

Susan Miller, 130 Palisado Avenue, spoke against the warehouse on Kennedy Road. Mrs. Miller said that this is a quality of life issue for the town. There have been several session by state representatives about the trucks, traffic, and trash in town and this is going in the wrong direction to add yet again another warehouse. Mrs. Miller said that warehouse jobs are not great employment. She agreed with the previous speaker about sustainability in town. Mrs. Miller said that she would prefer to invest in small businesses and not warehouses. Mrs. Miller said that the brewery on Day Hill Road would be fabulous.

Eric Weiner, 76 Palisado Avenue spoke of the Town's POCD and if it was ever taken into consideration that Windsor would become one of largest trucking hubs in Central

Connecticut. Mr. Weiner said that we pride ourselves on our zoning for Day Hill Road and International Drive in terms of the tax revenue it brings in. He suggested that it's time to slow down and take a look at the effects of this type of development in Windsor. Mr. Weiner stated that the town should wait until Amazon is up and running and do a new traffic study to reflect what the truck traffic truly looks like. He said that the town needs to understand the impact to the citizens in town before the town continues. The additional tax dollars are great, but not if we don't consider the negative consequences. There are two schools near this site and it is well known that truck traffic introduces pollution. Connecticut is in the top 20% of states with asthma problems.

LeighAnn Tyson, 141 Giddings Avenue spoke against the warehouse. She agreed with all the other public comments that are not in favor of warehouses. Miss. Tyson is disappointed with this town and this is not the town she grew up in. She said that the town is losing so much farm land and the benefits are not outweighing the negatives of that.

**B. Communications and Petitions from the Town Planning and Zoning Commission – None**

**C. Zoning Enforcement Officer's Report – None**

**D. C.G.S. §8-24 Referral Requests – None**

**E. Pre-Application Scrutiny**

**1. 1001 Day Hill – Haunted Graveyard, Zoning Regulations 8.6E – Commercial recreational and cultural buildings and facilities**

Ernie Romegialli, 743 Laurel Grove Road, Middletown, spoke of his company Graveyard Productions, LLC. Mr. Romegialli explained to the Commission how the Haunted Graveyard came about. Mr. Romegialli said that he is presently located at Lake Compounce. Mr. Romegialli said that he would like to build a "scream park" in New England. Mr. Romegialli explained that he would like to double his haunted cemetery in size with multiple entrances and have Halloween attractions around it.

Commissioner Mips asked if this would be a yearly event. Mr. Romegialli said that he would like to expand it to have a Dicken's village and eventually do summer and spring events. Mr. Romegialli said that as of right now, the Haunted Graveyard is opened Friday-Sunday for fifteen days.

Commissioner Mips asked where this would be located. Town Planner Barz said on Baker Hollow Road. Commissioner Mips said that the agenda said Day Hill Road. Town Planner Barz stated that the property has frontage on Day Hill Road, but is in the rear.

Commission Levine asked if he was the property owner. Mr. Romegialli said that no he is not the owner, but would work something out with Mr. Greenberg.

Commissioner Correia asked if there were another examples of this outside of New England. Mr. Romegialli said that there is one in Pennsylvania, Field of Screams.

Commission Levine asked about the noise issue. Mr. Romegialli said that based on how far it's back, noise would not be an issue. Mr. Romegialli stated that there would be a stage for entertainment, but would be able direct the sound.

Town Planner Barz stated that there has not been a full staff review. Town Planner Barz said that several of the staff went to Lake Compounce to experience the Haunted Graveyard. Town Planner Barz said that there are some concerns, but not sure how they would be addressed. Town Planner Barz explained to the Commission how it would look and the fire marshal and building inspector have reached out to Bristol to see how it was permitted. If this were to proceed, there would have to be a text amendment. Town Planner Barz stated that the employees and guests would have to be shuttled in from remote parking.

Commissioner Levine asked how many acres this would be. Mr. Romegialli said that currently its 155,000 sq. ft. that is a continuous walking path that is a mile long. Town Planner Barz said that it is approximately three acres. Mr. Romegialli said that this park would be bigger and people could spend all day.

Commissioner Mips said that the positive is that it is in the industrial zone, but the negative is security. Commissioner Mips said that security would have to be looked into.

Commissioner Levine said that she has so many questions in her head, but it would be interesting to explore this and see where it leads.

Commissioner Correia asked where the parking would be on Baker Hollow Road for patrons. Town Planner Barz said that they would have to make arrangements with other industrial developments near there.

Commissioner Correia said that this is a cool idea and would like to see this come to town.

**2. 144 Broad St. – Center Design development, Zoning Regulations 13.1 Center Design Developments**

Town Planner Barz addressed the Commission about the Center Design Development, stating that the way density is calculated it's needs to be tweaked. Town Planner Barz said that there are several methods to give different options to allow flexibility in building, including using density of bedrooms instead of dwelling units, and allowing half-stories and penthouses west of the railroad tracks in Windsor Center.

Commissioner Levine said that she is all for increased density in the Center.

**F. Re-Approvals/Revisions/Extensions – None**

**G. Site Plans**

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

Atty. Evan Seeman, Robinson & Cole was present and addressed the Commission. Atty. Seeman spoke about the public comments about this application. Atty. Seeman explained that this application does not need to be rezoned, special permitted, or anything like that since it's a site plan. There is a requested waiver for feeder drives.

Dave Gagnon, Civil Engineer from Langan Engineering, was present and addressed the Commission. Mr. Gagnon explained the site plan to the Commission. There would be a new signal installed at the entrance and a secondary access point is for emergency vehicles only. Mr. Gagnon read the waiver of Section 3.3.3E that is being requested from the Commission and explained why it is being requested.

Commissioner Mips asked where the location of the hammerhead was on the site plan. Mr. Gagnon showed the Commission a closer view of it.

Mr. Gagnon stated that there are no side yards on this property. Mr. Gagnon said that there are a series of berms and evergreen screen walls to hide the truck docks from the three sides of frontage. The applicant is proposing a continuous sideway along the entire perimeter of the property with added berms to the site plan. Mr. Gagnon stated that a traffic impact study was done and reviewed by a third-party engineer.

Chris McLean, Engineer from Langdon Engineering was present and addressed the Commission. Mr. McLean explained the traffic study to the Commission. No off-site improvements are recommended at this time. Mr. McLean said that they are proposing at the truck entrance on Kennedy Road a south bound left turn lane.

Commissioner Correia asked about the traffic flow. Commissioner Correia said that there would be 109 vehicles in the morning and 114 vehicles in the afternoon, but what are the time frames. Mr. McLean said that those are at the peak hours. The morning peak hour is 7:30am to 8:30am and the evening peak hour is 4:30pm to 5:30pm. Commissioner Correia asked where the inbound trucks are coming from and the outbound trucks going. Mr. McLean said that the trucks are coming from Interstate 91 and Route 20.

Commissioner Levine said that that is exit 39 northbound and it's not a long exit ramp. Commissioner Levine asked if that is enough to accommodate the traffic that is anticipated. Mr. McLean said that was all taken into account when the study was done.

Commissioner Correia asked how much spillover from Hayden Station. Mr. McLean said that it's a level service B, with a 15.1 seconds delay. Commissioner Correia asked how many

trucks per hour would detour down local road to avoid Hayden Station. Mr. McLean said the easiest route would be to use the highway ramps.

Louis Vandeloecht, Architect, from GMA was present and addressed the Commission. Mr. Vandeloecht explained the elevation slide show to the Commission. Mr. Vandeloecht stated that there have been modifications done to the building since last Friday's meeting with staff.

Commissioner Levine asked where the HVAC equipment is going to be. Mr. Vandeloecht said that the HVAC is roof mounted and showed the Commission on the plan.

Commissioner Mips asked if the clean energy was addressed. Daniel Madrigal, Senior Development Manager from Scannell Properties was present and addressed the Commission's questions. Mr. Madrigal said that they did take the weight of potential solar panels into account and that solar would be based on a tenant to tenant basis.

Town Planner Barz stated that the staff has met with the applicant many times. Town Planner Barz said that approval would be subject to staff approval. Town Planner Barz said that he has some issues with the truck space screening. Town Planner Barz would like to see a stronger combination of berms and landscaping for the truck spaces.

Atty. Seeman said that it was great to working with town staff. Atty. Seeman respectfully requested that this application be approved.

**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.**

**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.**

## **B. Minutes**

### **1. June 8, 2021**

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

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

## **II. MISCELLANEOUS – None**

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

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

Town Planner Barz stated that he is dealing with major changes that the state had adopted for recreational marijuana and affordable housing. Town Planner Barz explained to the Commission about the affordable housing, accessory apartment and how the town can opt out of it. Town Planner Barz said that he is in the process of amending the regulations to allow that to occur, but is struggling with some the conditions. There is the option of opting out and making the affordable regulations on our own terms. Town Planner Barz said that he would leave the ownership requirement for the accessory apartment in place so that the owner remains either in the main dwelling or accessory apartment, making it flexible without becoming a two-family absentee owner situation.

Town Planner Barz said that the regulations for recreational marijuana are developing. Only one facility would be allowed per 25,000 residents. Windsor only has 27,000 residents, which means there could only be one facility if we chose to have a facility. Town Planner Barz said that a special use would be required so no more than one would get approved. There is an opt out for the every town. Grow facilities would be allowed by right in the I Zone. Town Planner Barz said the Commission would be talking about this in September.

#### **IV. BUSINESS MEETING**

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

1. **Special Use – Re-Approval, 446 Bloomfield Ave., Drive-thru, Sec. 5.2.6d(3)e, Windsor Venture LLC**

The Commission directed that the above item would be scheduled for public hearing at the next regular Planning and Zoning Commission meeting on September 14, 2021.

##### **B. Old Business – None**

#### **V. PUBLIC HEARINGS**

1. **Subdivision – 28 Cook Hill Road, 10 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, 1.27 acres, A/AA Zone, CT Valley Real Estate**

Will Walter, Engineer with Alfred Benesch & Company was present and addressed the Commission. Mr. Walter stated that he is also the property owner and developer. Mr. Walter explained the site to the Commission. There is a vacant house located on the property that would be demolished. Mr. Walter stated that there are ten lots, two of which are flag lots. There is no new road proposed which results in more open space for the town. Mr. Walter said that he has had multiple meeting with the town staff. Mr. Walter stated that IWWC application was approved last night. There is 1.06 acres of open space in the wetlands and there is also a significant conservation easement, which the IWWC encouraged. Mr. Walter said that Town Planner Barz would prefer the open space to be added to the conservation easement instead of town open space. Mr. Walter said that the flag lots would have a low flow system for sewer. Lots #4 and # 10 would have septic systems installed on them.

Public Comment:

Florence Barlow, 18 Douglas Street spoke in favor of the application. She has no problem building houses there. Her concern is she lives on the corner of the street and traffic has been horrible. She asked where the road into the subdivision would go. Commissioner Mips stated that there are ten individual driveways for each home on Cook Hill Road and Capen Street.

Cris Quiterio, 42 Cook Hill Road spoke in support of the application. Mr. Quiterio said that he had previously tried to get a sidewalk on Cook Hill Road several times. He lives next door to the vacant house and this subdivision is very appealing to him. It would aid in the safety for our children and for the development of single-family homes.

Randy Coe, 271 West St. spoke in favor of the application. There are very few four-bedroom houses in Windsor, especially for families with three or more kids.

Elke Dooley, 36 Mountain Road spoke in favor of the application. It would be a nice addition to this area.

Patricia Bruhn, 104 Mountain Road spoke against this application. This area is already busy enough and there is too much traffic. She would prefer to see the vacant house rehabbed. There is a lot of wildlife in this area and there would be nowhere for them to live once the subdivision is there.

Kimanie Conliffe, 10 Derek Lane spoke in favor of the application. Mr. Conliffe likes the idea of the sidewalks and the subdivision would add value to the town. Mr. Conliffe said that he strongly supports this application.

Patrick McMahon, 75 Timothy Terrance spoke in favor of the application. Mr. McMahon believes that Mr. Walter would deliver a quality subdivision. Mr. McMahon said that the location is great.

LeighAnn Tyson, 141 Giddings Ave. spoke against the application. Mrs. Tyson said that there are too many housings development and traffic in this area. Leaving the natural habitat is better.

Valerie Sokoloski, 302 Capen Ave. spoke against the application. Mrs. Sokoloski said that the traffic and speeding on that street is horrible. The children have a sidewalk on the other side of the street that they can walk on and still walk in the middle of the street. The school buses cannot even make the corner on Cook Hill Road without cutting onto the property. Mrs. Sokoloski stated that multiple times there have been accidents at the corner. Mrs. Sokoloski said that she would deny the flag lots. How big are the houses? Where are the leach fields going? Mrs. Sokoloski said that she has a flag lot and she despises flag lots. Mrs. Sokoloski said that for thirty years she has maintained thirty feet out from her side yard. The traffic would have three more cars per house adding to the traffic.

Eric Weiner, 76 Palisado Ave. spoke in favor of this application. Mr. Weiner said that the Commission would be failing the people of Windsor if you do not take into account the very serious traffic concerns.

Town Planner Barz said that the town staff has met multiple time with the applicant. There are a few things that need to be addressed. Town Planner Barz said that flag lots are something that are not encouraged, but two flag lots is not asking a lot vs a town road that the applicant doesn't want to build and the town doesn't want to maintain. Town Planner Barz explained the open space to the Commission and given that it had no public value as active or passive open space, he suggested the open space be added to the conservation easements on private land. The land would remain wooded and preserve the wildlife. Town Planner Barz said that this application could be approved with the modification of staff review and approval in accordance with the latest staff memos.

Commissioner Levine asked how long the driveways are on the flag lots. Mr. Walter said that they are between 250 to 280 feet long. The two flag lot homes would have to be sprinklered per the code. Commissioner Levine asked Town Planner Barz to explain the regulation for the driveway of the flag lots. Town Planner Barz explained the regulation to the Commission. Town Planner Barz said that the Commission should approve the open space waiver.

Mr. Walter reviewed the questions that were proposed by the public. The house size would be 2,000 to 2,500 sq. ft.

**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.**

**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.**

**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.**

**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.**

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

Mark Reynolds, Professional Engineer from Reynolds Engineering, was present and addressed the Commission. Mr. Reynolds gave a brief overview of the parcel. Mr. Reynolds stated that 11.8 acres would be changed to the AA zone. Mr. Reynolds said that eventually there would be a five or six lot residential subdivision.

Public Comment:

Patricia Bruhn, 104 Mountain Road spoke in favor of this zone change if the development would be a farm, but not a residential development. She feels that we need the farms going forward with this pandemic. There is also enough traffic in that area.

Town Planner Barz stated that the town staff had reviewed the application. It would require wetlands approval if developed.

**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**

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

Skip Alford, Engineer from Alford Assoc., Inc., was present and addressed the Commission. Mr. Alford gave a brief overview of the application to the Commission. There would be an easement for the sewer and would like to leave the easement there because of the new driveway.

Town Planner Barz stated that there is no open space proposed and asked that a fee in lieu of open space on the two lots be paid. Mr. Alford said that yes he would be paying the fee for the two lots.

Commissioner Mips asked if the Engineer comments have been addressed. Mr. Alford said that all comments would be taken care of.

No Public Comment.

Town Planner Barz said that it could be approved conditioned of final staff review and fee in lieu of open space.

**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 \$3,000 per lot or 10% of market value in fee in lieu of open space.**

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

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

Daryle Dunlap, co-founder of Dudleytown Brewing Co, LLC was present and addressed the Commission. Mr. Dunlap is very excited to share his vision with the town of Windsor. Mr. Dunlap would be leasing over 14,000 sq. ft. of space at 1001 Day Hill Road for his brewery. Mr. Dunlap gave a brief overview and slide show of the brewery to the Commission.

Commissioner Mips said that it's nice the brewery is using the building that has been sitting there.

Mr. Dunlap said that the hours of operations would be Weds. and Thurs. 11am to 8pm and Friday through Sunday 11am to 10pm. Mr. Dunlap stated that the production would be made Monday and Tuesday. Mr. Dunlap said that just the days of operations would be five days a week right now, but possibly seven days a week later on.

Commissioner Levine asked if the entrance was off of Old Iron Road. Mr. Dunlap said that there is an entrance there already off Day Hill Road.

Commissioner Mips asked about the staff comments. Mr. Dunlap said that the comments would be addressed once the special use was approved.

Asst. Town Planner Sealy stated that the planning comments were for the Commission to understand what the special use was for.

No Public Comment.

Asst. Town Planner Sealy said that the town staff has met with the applicant several times. Asst. Town Planner Sealy stated that a site plan application would be needed and handled administratively. There is nothing outstanding with staff comments.

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

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

**6. Special Use - Windsor Avenue, Nonpublic Uses, Section 11.4.1, NZ Zone, TOW**

Jim Burke, Economic Development Director, representing the TOW was present and addressed the Commission. The town has not used the school since late 1990. Mr. Burke explained that in 2014 the town was leasing the space for yoga practices. At the present time, the town staff has found a tenant for physical training at the school. The proposed use is a fitness training program for a three-year period lease. Mr. Burke said that there would be no changes to exterior of the property. The site is limited in use with six parking spaces. Mr. Burke stated that the physical training would take place Monday through Friday 7am to 7pm and Saturday 8am to 12pm. The building has been restored.

Commissioner Correia asked what kind of training. Andrew Cost said that the training is fitness boxing.

No Public Comment.

Town Planner Barz said that there are no staff comments.

Commissioner Mips said that she likes the fact the school is being preserved. Town Planner Barz said that it is his understanding if anyone wants to see the one room school house, it can be reassembled for their viewing.

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

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

## VI. Public Communications and Petitions

Eric Weiner, 76 Palisado Ave., read POCD Section 12-6 to the Commission. Mr. Weiner said that as a Commission you have three roles of ministerial, planning process, and implementing zoning regulations. Mr. Weiner stated that the Commission also has a moral authority to the citizens of Windsor to look out for their wellbeing. Mr. Weiner said that approving the Kennedy Road warehouse process failed the second and the third. There is a school diagonally across from the site that is being developed. Mr. Weiner said that there were no questions from the Commission regarding the impact of traffic on that school. Whether there are crosswalks or if there would be crossing guards. Mr. Weiner asked what would happen when Route 20 or I 91 closes and truck traffic backs up. Mr. Weiner said that last week I 91 closed twice and the amount of traffic coming down by his house was extraordinary. Mr. Weiner said that out POCD never took into account that type of traffic as it reflects today's usage. The town allows massive warehouses to be built based on zoning requirements that do not understand the full impact they would have on the residents. Mr. Weiner said that he would like to see the Commissioners get much more aggressive with applicants that come before the Commission and deeply question their plans for the best interest of the citizens.

Town Planner Barz said that the applicant's traffic report was peer reviewed by another traffic engineer. Town Planner Barz said that the application for the warehouse was ministerial and met the letter of regulations. If the Commissioner denied that application, it would end up in court tomorrow and the town would lose. The staff did their job to the best of their ability. The truck traffic did not create significant concerns to warrant further improvements to Kennedy Road. There are sidewalks and crosswalks. We are doing the best we can with a situation that was set up long before these Commissioners were even on this Commission.

Mr. Weiner said that is where as Commissioners your broader authority comes in. Commissioner Mips said that we can't deny something because of it. Mr. Winer said that you can raise public purview. Commissioner Levine said that the Commission reviewed traffic when the Amazon warehouse on Kennedy Road. Commissioner Levine said that the Commission asked the questions about traffic and the school then. Mr. Weiner said that perhaps our definition of the

Industrial zone isn't matching the realty of what developing in Windsor today. Mr. Weiner said that the definition of Industrial needs some work since the world has changed and we need to change with it.

Town Planner Barz said that the town is updating one chapter of the POCD on Day Hill Road. As for truck traffic, there is a review happening right now. Town Planner Barz stated that residents need to come to POCD workshops to give the town their input. They can request to be added to our zoning registry and be informed of all commission activity.

**VII. ADJOURNMENT**

**Motion: Commissioner Levine moved to adjourn the meeting at 10:04p.m.  
Commissioner Correia seconded the motion and it passed unanimously, 5-0-0.**

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

I certify these minutes were adopted on September 14, 2021

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Jill Levine, Secretary