

**MINUTES
TOWN PLANNING AND ZONING COMMISSION
NOVEMBER 9, 2021
7:00 P.M. HYBRID MEETING
275 BROAD STREET WINDSOR, CT**

Present: Commissioners Mips, Levine, Correia, Kuintzle, and Jaggon.

Alternate Commissioner Harvey was present and seated for Commission Jaggon during the Public Hearing.

Alternate Commissioner Ferraina and Hallowell 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) – None

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 – None

F. Re-Approvals/Revisions/Extensions – None

G. Site Plans - None

H. Minutes

1. October 12, 2021

Motion: Commissioner Levine moved to approve the minutes of October 12, 2021, as amended.

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

II. MISCELLANEOUS

1. Connecticut Federation of Planning and Zoning Agencies – Fall 2021

TP&ZC

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2. Zoning Practice – October 2021

III. PLANNER'S REPORT

1. Update on recent development

Town Planner Barz stated that all the projects are progressing along. Town staff is still waiting for final details on several projects to review for approval.

IV. BUSINESS MEETING

A. Application Acceptance

1. **Text Amendment – Sections 2.2, 4.4.1A, 4.4.16A, 4.4.17, 4.5.10 & 4.5.16, Accessory Apartments, TOW**

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

B. Old Business – None

V. PUBLIC HEARINGS

1. **Re-Subdivision – 333 Arlington Rd., 1900, 2000, and 2100 Day Hill Rd., and 300 Scotland Rd., 11 lots, I Zone, Great Pond Improvement District**

Commissioner Harvey was seated for Commissioner Jaggon since she was previously seated at the October 12, 2021 meeting for this application. Commissioner Levine said that she did not attend the October meeting due to illness, however, she watched the meeting and read the minutes. Commissioner Levine asked if the applicant wanted her to step down. The applicant was fine with her being seated.

Attorney Diane Whitney, representing Winstanley Enterprises and Great Pond Village, stated that David Winstanley would be retiring and his son Adam Winstanley would be taking over Great Pond.

Adam Winstanley, principal at Winstanley Enterprises, introduced himself to the Commission. Mr. Winstanley stated that there would be two new projects brought before the Commission soon. Mr. Winstanley said that he is very excited to work on this project and continue working with the town.

Jim Petropulos, President of Hayner/Swanson Inc., gave the Commission a brief recap from the October 12, 2021 meeting. A 170-acre parcel would be conveyed to the town for conservation. There will now be 225 acres of dedicated open space. Mr. Petropulos stated that there are just some minor changes to the plan since the last meeting. There is a new pedestrian bridge alongside the main entranceway. Mr. Petropulos said that the IWWC approval was received on November 3, 2021, as the project does not impact any

wetlands, only the upland review area. There are also improvements to Day Hill Road. Day Hill Road at Great Pond Drive and Concord Drive will be upgraded with new signals, supporting left-turn pockets, and a four-way pedestrian crosswalk. Farther to the east there is a break in the center median of Day Hill Road that will be closed. Groton Road will have a new signalized intersection onto Day Hill Road. Everything complies with the form-based code.

Commissioner Mips asked if the Engineering Department comments would be taken care of. Mr. Petropulos said that he is confident that all comments would be taken care of.

No public comment.

Town Planner Barz said that the Engineering Department is comfortable with approval subject to staff review according to the latest memo from the Assistant Town Engineer.

Motion: Commissioner Levine moved to approve the Re-Subdivision – 333 Arlington Rd., 1900, 2000, and 2100 Day Hill Rd., and 300 Scotland Rd., 11 lots, I Zone, Great Pond Improvement District with the following conditions.

1. Engineering Comments dated November 8, 2021;
2. Final Staff Review.

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

VI. Public Communications and Petitions – None

The Commission took a ten-minute break until Public Forum was open.

VII. Public Forum – Recreational Cannabis Dispensary, starting at 7:30pm.

Commissioner Mips reopened the meeting at 7:30pm.

Town Planner Barz gave a brief presentation about cannabis to the public.

Public Comment:

- More recreational setting would help people be more knowledgeable.
- Wonderful opportunity to bring more traffic into town.
- Don't see it any different than alcohol.
- Only one facility in town isn't going to go near a school.
- Better off regulating it and controlling it.
- It doesn't make a difference if it is medical or recreational.
- Personalized care and service if in your own town.
- Windsor Center would be ideal for the dispensary.

Asst. Town Planner Sealy read emails from residents.

- Bonnie Karkowski, 1852 Poquonock Ave., dated September 14, 2021
- Michele Vannelli, 1152 Poquonock Ave., dated September 14, 2021
- Mary Ann Maksimoski, 1286 Matianuck Ave., dated September 15, 2021
- Bonnie Karkowski, 1852 Poquonock Ave., dated November 7, 2021

Town Planner Barz stated that he would be putting together some text amendment options for the Commission to review in December and set a public hearing for the January 11, 2022 meeting.

VIII. ADJOURNMENT

**Motion: Commissioner Levine moved to adjourn the meeting at 8:33 p.m.
Commissioner Jaggon seconded the motion and it passed unanimously 5-0-0.**

Respectfully submitted, _____, Lisa Ozaki, Recording Secretary
December 14, 2021.

Jill Levine, Secretary