

TOWN PLANNING AND ZONING COMMISSION
DECEMBER 14, 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 – None**
- E. Pre-Application Scrutiny**
 - 1. 200 Bloomfield Ave. Discussion, I Zone, Laundromat, Sabovic**
- F. Re-Approvals/Revisions/Extensions – None**
- G. Site Plans**
 - 1. Site Plan – 1010 Day Hill Road, Office & Manufacturing, Section 8.4 A & B, MBS Assoc. II, LLC**
 - Waiver for dead end parking - Section 3.3.3E. The commission may waive this requirement for non-retail/service uses if a turnaround area and adequate on-site circulation is provided.*
 - Waiver for building façade material requirements – Section 8.2.3A&C The commission may waive this requirement for an addition based on the existing building façade materials.*
- H. Minutes**
 - 1. November 9, 2021**

I. Adopt 2022 Meeting Schedule

II. MISCELLANEOUS

III. PLANNER'S REPORT

1. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

B. Old Business - None

V. PUBLIC HEARINGS

1. **Special Use – 107 Palisado Ave.**, Two Family, Section 11.4.1, NZ Zone, First Church of Windsor
2. **Special Use Re-Approval – 1916 Poquonock Ave.**, Gas Station/Convenience Store, Section 15.2.1, B2 Zone, Kahn/Safia 2 LLC
3. **Text Amendment – Zoning Regulation Sections: 2.2, 4.4.1A, 4.4.16A, 4.4.17, 4.5.10 & 4.5.16**, Accessory Apartments, TOW
4. **Text Amendment – Zoning Regulation Sections: 1.1.3, 2.2, 5.2.6R, & 8.6U**, Cannabis Moratorium, TOW

VI. PUBLIC FORUM – Affordable Housing Workshop

VII. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VIII. ADJOURNMENT