

**TOWN PLANNING AND ZONING COMMISSION**  
**JANUARY 11, 2022**  
**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 circumstances concerning 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, press \*9 to raise your hand if you wish to speak.

*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 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 – None**
- F. Re-Approvals/Revisions/Extensions – None**
- G. Site Plans – None**
- H. Minutes**
  - 1. December 14, 2021**

**II. MISCELLANEOUS**

- 1. Zoning Practice – December 2021**

**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 Re-Approval – 1916 Poquonock Ave.**, Gas Station/Convenience Store, Section 15.2.1, B2 Zone, Kahn/Safia 2 LLC
2. **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
3. **Text Amendment – Form-based Code Section 3, 4, & 5**, Lewis/Winstanley
4. **Re-Subdivision – 500 Groton Road**, 2 lots, 133.791 acres, I Zone, Great Pond Improvement District
  - i. *Waiver of Subdivision Regulations Section 5.3.1.I Plan Standards – to allow plan scale of 1” = 100’.*
5. **Special Use – 80 Poquonock Ave.**, Limited-Service Restaurant, Section 5.2.6D(1), B2 Zone, Thomas

**VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)**

**VII. ADJOURNMENT**