

**TOWN PLANNING AND ZONING COMMISSION**  
**APRIL 12, 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

**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. March 8, 2022**

**II. MISCELLANEOUS**

- 1. Zoning Practice – March 2022**
- 2. Zoning Practice – April 2022**

**III. PLANNER'S REPORT**

- 1. Update on recent development**

**IV. BUSINESS MEETING**

- A. Application Acceptance**

1. **Special Use – 374C Windsor Avenue**, Limited-Service Restaurant, Section 5.2.6D(1), B2 Zone, Richardson/Peay
2. **Design Development Concept Plan – 109-125 Poquonock Avenue**, 77 Units, 2.33 acres, B2 Zone, Blue Moon Design/Hill

**B. Old Business - None**

**V. PUBLIC HEARINGS**

1. **Special Use Re-Approval – 4 Market Circle**, Temporary Outdoor Storage, Section 8.6B, W Zone, Market Circle LLC
2. **Zone Change – 21 & 33 Stone Road**, AG Zone to W Zone, 1.69 acres, Raffia/Morneau
3. **Special Use – 1001 Day Hill Road**, Commercial Recreational Facility, Section 8.6E, Dudleytown Brewing Co. LLC/Square Peg Pizzeria, LLC
4. **Subdivision – 550 Matianuck Avenue**, 2 lots, 17.27 acres, AG/AA Zone, Alford Associates, Inc.
5. **Subdivision – 542 Prospect Hill Road**, 2 lots, 1.491 acres, AA Zone, Alford Associates, Inc.
6. **Text Amendment – Section 13.2.9C(2)**, Provide flexibility for a planned expansion of the Poquonock Center area.
7. **Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, & 8.6U**, Cannabis Moratorium, TOW

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

**VII. ADJOURNMENT**