

TOWN PLANNING AND ZONING COMMISSION
MAY 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

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**
 1. C.G.S. §8-24 Review – Reuse of 20 William Street
- E. Pre-Application Scrutiny – None**
- F. Re-Approvals/Revisions/Extensions – None**
- G. Site Plans**
 1. **Site Plan - 105 International Drive, Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development**
- H. Minutes**
 1. **April 12, 2022**

II. MISCELLANEOUS

III. PLANNER'S REPORT

1. **Update on recent development**

IV. BUSINESS MEETING

A. Application Acceptance

- 1. Text Amendment – Section 8.6E, Comm. Rec. Hotel, Alford Assoc., Inc.**
- 2. Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.**

B. Old Business – None

V. PUBLIC HEARINGS

- 1. Subdivision – 575 Palisado Avenue, 3 lots, 8.245 acres, AA Zone, Robert Farrelly LLC**
- 2. Special Use – 575 Palisado Avenue, Flag Lots, Section 4.5.14, AA Zone, Robert Farrelly LLC**
- 3. Design Development Concept Plan – 109-125 Poquonock Avenue, 77 Units, 2.33 acres, B2 Zone, Blue Moon Design/Hill**
 - a. Waiver for interior landscape islands – Section 3.1.2C(3)**
 - b. Waiver for 20' required yard – Section 13.1.3B(2)**
- 4. Text Amendment – Section 13.2.9B&C, Flexibility in the planned expansion of Poquonock Center, Alford Assoc., Inc.**
- 5. Text Amendment – Section 8.4D, 8.6Y, 9.4.1, 9.6.6, Large Distribution Facilities, TOW**

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT