

**ACTION NOTICE
MAY 11, 2022
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings & Site Plans

Site Plan - 105 International Drive, Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development

Motion: Commissioner Levine moved to table the Site Plan - 105 International Drive, Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development to the next meeting on June 14, 2022.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Special Use – 575 Palisado Avenue, Flag Lots, Section 4.5.14, AA Zone, Robert Farrelly LLC

Motion: Commissioner Levine moved to approve the Special Use – 575 Palisado Avenue, Flag Lots, Section 4.5.14, AA Zone, Robert Farrelly LLC with the following condition:

1. 3 lots;
2. \$3,000 fee in lieu of open space at the time of issuance of the certificate of occupancy for each house that is proposed;
3. Final landscaping plan be approved by staff.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Subdivision – 575 Palisado Avenue, 3 lots, 8.245 acres, AA Zone, Robert Farrelly LLC

Motion: Commissioner Levine moved to approve the Subdivision – 575 Palisado Avenue, 3 lots, 8.245 acres, AA Zone, Robert Farrelly LLC.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Design Development Concept Plan – 109-125 Poquonock Avenue, 77 Units, 2.33 acres, B2 Zone, Blue Moon Design/Hill

Motion: Commissioner Levine moved to approve Waiver for interior landscape islands – Section 3.1.2C(3).

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Motion: Commissioner Levine moved to approve Waiver for 20' required yard – Section 13.1.3B(2).

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Motion: Commissioner Levine moved to approve Design Development Concept Plan – 109-125 Poquonock Avenue, 77 Units, 2.33 acres, B2 Zone, Blue Moon Design/Hill.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Text Amendment – Section 13.2.9B&C, Flexibility in the planned expansion of Poquonock Center, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve the Text Amendment – Section 13.2.9B&C, Flexibility in the planned expansion of Poquonock Center, Alford Assoc., Inc. as amended.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Text Amendment – Section 8.4D, 8.6Y, 9.4.1, 9.6.6, Large Distribution Facilities, TOW

Motion: Commissioner Levine moved to recess Text Amendment – Section 8.4D, 8.6Y, 9.4.1, 9.6.6, Large Distribution Facilities, TOW as amended.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Minutes

April 12, 2022:

Motion: Commissioner Levine moved to approve the minutes of April 12, 2022, as amended.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.

Application Acceptance

Text Amendment – Section 8.6E, Comm. Rec. Hotel, Alford Assoc., Inc.

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

C.G.S.

C.G.S. §8-24 Review – Reuse of 20 William Street

Motion: Commissioner Levine moved that the Planning and Zoning Commission of the Town of Windsor, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommend the approval of the use of a portion of 20 William Street for youth robotics programming.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Hollowell, yes; Jaggon, yes.