

**MINUTES
TOWN PLANNING AND ZONING COMMISSION
APRIL 12, 2022
7:00 P.M. HYBRID MEETING
275 BROAD STREET WINDSOR, CT**

**Present: Commissioners Mips, Levine, Correia, Kuintzle, and Jaggon.
Alternate Commissioner Harvey was present, but not seated.
Alternate Commissioner Hallowell was not present.**

**Also Present: Town Planner Barz, Assistant Town Planner Sealy, and Recording Secretary
Lisa Ozaki**

I. NEW BUSINESS

Commissioner Mips opened the meeting at 7:00 p.m.

- A. Public Communications and Petitions (five-minute time limit per person) – None**
- B. Communications and Petitions from the Town Planning and Zoning Commission – None**
- C. Zoning Enforcement Officer’s Report – None**
- D. C.G.S. §8-24 Referral Requests – None**
- E. Pre-Application Scrutiny**

1. Discussion of the hotel on Day Hill Road

Mark Greenburg, 184 Fern Avenue, Litchfield, owner of 154 acres on Day Hill Road. Mr. Greenberg said that this area is a recreational area in the town where Fast Pitch Nation and the Day Hill Dome are. Mr. Greenberg stated that he was there to discuss another hotel which would be a Micro Hotel. This hotel would have about ninety to one hundred rooms. This second hotel is very much needed.

Town Planner Barz stated that what Mr. Greenberg wanted to do at the property does not fit neatly within the regulations.

Danielle Lynn stated that this hotel would include a fitness center, an indoor pool, and a spacious lobby. There would be two queens in one room and king size bed with a pullout couch in the different rooms.

Commissioner Mips asked what Micro hotel is. Ms. Lynn said that the Micro Hotel is the brand name.

Commissioner Levine asked if there was going to be a restaurant. Ms. Lynn stated that there would be no restaurant, but a bar and breakfast bar.

Commissioner Correia asked what kind of demographic is the Micro Hotel catering to that the other hotel is not. Ms. Lynn said that the other hotel is servicing families as well.

Town Planner Barz said that the hotel does not fit into our regulations. This could be done through a Design Development application.

Commissioner Mips asked if the Design Development would be rewritten. Town Planner Barz stated that he is working on an update to provide flexibility on Day Hill Road.

F. Re-Approvals/Revisions/Extensions – None

G. Site Plans – None

H. Minutes

1. March 8, 2022

Motion: Commissioner Levine moved to approve the minutes of March 8, 2022, as amended.

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

II. MISCELLANEOUS

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

III. PLANNER’S REPORT

1. Update on recent development

Town Planner Barz said the new BDL Logistics center on Kennedy Road and also the project on Baker Hollow Road are being worked on. The Chewy warehouse was going to go into Great Pond Village but has decided to wait on that decision. The developers would be still building the facility anyway.

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**
- 3. Text Amendment – Section 8.4D, 8.6Y, 9.4.1, 9.6.6, Large Distribution Facilities, TOW**

The Commission directed that the above items would be scheduled for public hearing at the next regular Planning and Zoning Commission meeting on May 11, 2022.

3. 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

Joseph Hickey, 161 Daniel Peck Road, East Haddam, owner of Market Circle, LLC was present and addressed the Commission. Mr. Hickey stated that he is representing A & S Innerspring who is his tenant at Market Circle. Mr. Hickey said that the temporary storage building was completed last August and is still being used today. It would be needed until 2024.

Commissioner Mips said that this was supposed to be one-year storage and when do you expect this to be done. Mr. Hickey said that since Covid is still happening, temporary storage is still needed. Mr. Hickey stated that his tenants keep a six to eight-month supply of fabric in the temporary storage.

Commissioner Levine asked if this would be approved for only one year at a time. Town Planner Barz said that it should stay one year for now.

No Public Comment.

Motion: Commissioner Levine moved to approve the Special Use Re-Approval – 4 Market Circle, Temporary Outdoor Storage, Section 8.6B, W Zone, Market Circle, LLC with the following condition:

1. One-year time limit.

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

2. **Zone Change – 21 & 33 Stone Road**, AG Zone to W Zone, 1.69 acres, Raffia/Morneau

David Ziaks, Professional Engineer from F.A. Hesketh & Assoc., was present and represented the current homeowners of the parcels. Mr. Ziaks showed the Commission a Site Plan of the properties and explained the properties to the Commission. Five total lots would be turned into one parcel of W Zone then.

Commissioner Levine read the CRCOG letter dated March 18, 2022, into the record.

Public Comments:

Caedan Winborne, 4 Hampden Place, asked if the two lots there were going to be included with the other W Zone properties.

Town Planner Barz stated that the parcels would be included to make a bigger parcel.

Motion: Commissioner Levine moved to approve the Zone Change – 21 & 33 Stone Road, AG Zone to W Zone, 1.69 acres, Raffia/Morneau in keeping with the surrounding lots. **Commissioner Correia seconded the motion and it passed unanimously 5-0-0.**

3. Special Use – 1001 Day Hill Road, Commercial Recreational Facility, Section 8.6E, Dudleytown Brewing Co. LLC/Square Peg Pizzeria, LLC

Daryl Dunlop, 75 Kennedy Road, the Co-founder of Dudleytown Brewing Company was present and addressed the Commission. Mr. Dunlop said that he is asking the Commission to allow for four guest taps and the ability to serve alcohol at Square Peg Pizzeria. Mr. Dunlop stated that this would allow bridging the gap while production is happening.

Commission Mips asked if the applicant would need to go to the State first for a liquor license. Town Planner Barz said that they needed to come to the Commission first and then go to the State. This would not be a typical bar at Square Peg Pizzeria but just four guest beer taps.

Mr. Dunlop stated that he is looking to get the outdoor beer garden opened first and open the interior afterward which would not open until October-November 2022. The Beer taps would run through the brewery's system.

Commissioner Levine asked what a guest tap is. Mr. Dunlop said that it's a local beer from CT that is not made at their own brewery.

Commissioner Mips asked if the limited liquor sales would need to be put into the conditions. Town Planner Barz said that is correct.

Commission Correia asked does the regulations need to be changed to allow this. Town Planner Barz explained to the Commission that once the brewery realized it would not be opened in time for the softball season, they thought the guest taps would be a good alternative.

Commission Mips asked if the motion would take care of it and not have the regulations changed. Town Planner Barz stated that he believed so.

Commissioner Levine asked if the Pizzeria needed to be approved. Town Planner Barz said that it does not since it's a brewery that has food.

Public Comment:

Caeden Winborne 4 Hampden Place, spoke in favor of this application.

Motion: Commissioner Levine moved to approve the Special Use – 1001 Day Hill Road, Commercial Recreational Facility, Section 8.6E, Dudleytown Brewing Co. LLC/Square Peg Pizzeria, LLC with the following conditions:

1. Four beer guest taps;
2. Liquor license to only serve on Sunday Brunch and Special Events.

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

4. Subdivision – 550 Matianuck Avenue, 2 lots, 17.27 acres, AG/AA Zone, Alford Assoc., Inc.

Wilson Alford, Jr., Engineer from Alford Assoc, Inc. representing St. Gertrude's Church. St. Gertrude's Church is proposing to sell off the church to another parish. Mr. Alford explained the Site Plan to the Commission. Mr. Alford said that there is an open space with a conservation easement over it to the south of the property.

Town Planner Barz said that the intent here is to subdivide off the church from the developable land and sell it off now. Once that is done, they would come in the future and do a subdivision on the developable land. The open space is being set aside now before the sale of the property. Town Planner Barz said that they are proposing a conservation easement.

Commissioner Levine asked if this would go to the IWWC first. Mr. Alford said that he gave IWWC an application, but wasn't needed at this time.

Public Comment:

Richard Rutkowski, 295 Kings Landings, asked who Alford Assoc, Inc. was. Why do they want the property subdivided? And who is their client and why are they asking for the change. Mr. Rutkowski said that he is concerned about the wetland area and the increase in traffic.

Caedan Winborne, 4 Hampton Place, asked if the property was going to be cleaned up and would the wetlands be protected. It looks like there are three pieces of the conservation easement around the wetlands.

Town Planner Barz said that Mr. Winborne's questions would be addressed at the IWWC. The debris would be looked at and would have to clean up.

Mr. Alford stated that the church property would be sold to another religious facility.

Town Planner Barz said that he believed the vacant land was going to be sold for development in the future. The final open space easement has not been reviewed yet.

Motion: Commissioner Levine moved to approve the Subdivision – 550 Matianuck Avenue, 2 lots, 17.27 acres, AG/AA Zone, Alford Assoc., Inc. with the following condition:

1. Final staff review.

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

5. Subdivision – 542 Prospect Hill Road, 2 lots, 1.491 acres, AA Zone, Alford Assoc., Inc.

Wilson Alford, Jr., Engineer Alford Assoc., Inc. was present and showed the Commission the Site Plan. Mr. Alford said that both properties have fees in lieu of open space. Mr. Alford said that there were no staff comments.

No Public Comment.

Motion: Commissioner Levine moved to approve the Subdivision – 542 Prospect Hill Road, 2 lots, 1.491 acres, AA Zone, Alford Assoc., Inc. with the following condition:

1. Fee in lieu of open space.

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

- 6. Text Amendment – Section 13.2.9C(2),** Provide flexibility for a planned expansion of the Poquonock Center area, Alford Assoc, Inc.

Email from Christian Alford, Alford Assoc., Inc. dated April 12, 2022, asking to recess the Public hearing to May 11, 2022 meeting.

Motion: Commissioner Levine moved to recess the Text Amendment – Section 13.2.9C(2), Provide flexibility for a planned expansion of the Poquonock Center area, Alford Assoc, Inc. to the May 11, 2022 meeting.

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

- 7. Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, 8.6U,** Cannabis Moratorium, TOW

Town Planner Barz stated that this would be the third moratorium on cannabis. The moratorium does not include the production of marijuana.

Commissioner Mips asked if there could be another public forum or an online public survey to get public opinion. Town Planner Barz said that he would like to have an online survey and have one response per email address to see what the public opinion is.

Commissioner Levine said that she clipped out from the newspaper that Rocky Hill had a similar moratorium.

Public Comment:

Caedan Winborne, 4 Hampton Place, asked if cannabis be allowed in the residential zone.

Town Planner Barz said that you need to grow indoors in the industrial zone to sell. The Connecticut Law has a provision for personal use. Each adult resident is allowed to grow three adult plants and three immature plants on their residential property.

Commissioner Jaggon asked if only six plants could be grown. Town Planner Barz said that is what the State allows.

Commissioner Levine read CRCOG letter into the record.

Motion: Commissioner Levine moved to approve the Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, 8.6U, Cannabis Moratorium, TOW with the following conditions:

- 1. Four-month moratorium.**

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

VI. Public Communications and Petitions

VII. ADJOURNMENT

TP&ZC

April 12, 2022

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**Motion: Commissioner Levine moved to adjourn the meeting at 8:16 p.m.
Commissioner Correia seconded the motion and it passed unanimously 5-0-0.**

Respectfully submitted, _____, Lisa Ozaki, Recording Secretary
May 11, 2022.

Jill Levine, Secretary