

TOWN PLANNING AND ZONING COMMISSION
JUNE 14, 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**
- E. Pre-Application Scrutiny – None**
- F. Re-Approvals/Revisions/Extensions**
 1. **3.9 Site Plan Revision -123 Great Pond Dr.** Roof & Ground mounted solar & meter, Emhart Glass
- G. Site Plans**
 1. **Site Plan - 105 International Drive,** Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development
Continued from May 11, 2022 meeting.
Legal opinion from Richard Roberts, Halloran Sage
- H. Minutes**
 1. **May 11, 2022**

II. MISCELLANEOUS

1. **Connecticut Federation of Planning and Zoning Agencies – Spring 2022**
2. **Zoning Practice – May 2022**

III. PLANNER'S REPORT

1. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. **Special Use – 25/35 International Dr., Section 8.6B** – Outside storage. I zone, 17.94 acres (35 International), Indus Realty
2. **Zone Change – 129 Niles Rd. AA to AG**, 12.3 acres, Kula
3. **Special Use – 1001 Day Hill Road**, Commercial Recreational Facility, Section 8.6E, Bar Rated Entertainment, ArrowDodge
4. **Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, & 8.6U**, Cannabis Moratorium, TOW
5. **Affordable Housing Plan Adoption**

B. Old Business – None

V. PUBLIC HEARINGS

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.
 - a. **Waiver for interior landscape islands – Section 3.1.2C(3)**
 - b. **Waiver for 20' required yard – Section 13.1.3B(2)**
3. **Special Use – 35 Poquonock Ave.**, Outdoor Entertainment, Section 5.2.6D(2), 0.48 Acres, B2 Zone, Windsor Steak & Seafood/Beskovic
4. **Special Use – 820D Prospect Hill Rd.**, Comm. Rec., Section 8.6E, 5850 sq. ft., I Zone, Playstrong Studio LLC/Corry

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT