

**ACTION NOTICE
SEPTEMBER 13, 2022
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

C.G.S. § 8-24 Reviews

1201 Kennedy Road – Sidewalk and Traffic Signal Easement

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 acceptance of easements of approximately 28,092 s.f., as shown on the “EASEMENT PLAN, PROJECT WARRIOR, 1 Joseph Ln & 1201 Kennedy Road, WINDSOR, Connecticut” prepared by Langan CT, Inc. as Project No. 140207301 dated June 17, 2022, Drawing No. EA201, Sheet 1 of 1.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

28 Cook Hill Road – Sidewalk Easement

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 acceptance of a sidewalk easement of approximately 3,468 s.f. from 28 Cook Hill Road, LLC over the area shown as ‘Sidewalk Easement in Favor of the Town of Windsor’ on the attached map titled ‘Plot Plan – The Hamlet at Cook Hill, prepared for 28 Cook Hill Road, LLC, 28 Cook Hill Road, Windsor, Connecticut, Scale 1”=40’, Dated February 17, 2022’, prepared by Barresi Associates, LLC”.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Site Plans & Public Hearings

Site Plan – 4 Batchelder Road, Loomis Chaffee Addition, NZ Zone, Lance Hall.

Motion: Commissioner Levine moved to approve a waiver concerning the height of the building to 3 ½ stories based upon previously granted approvals and the unique use of the campus buildings.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Motion: Commissioner Levine moved to approve the Site Plan for 4 Batchelder Road, Loomis Chaffee Addition, NZ Zone, Lance Hall.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Postponement of public hearing agenda items.

Motion: Commissioner Levine moved to postpone public hearing agenda items – Text Amendment Sections 8.4D to 8.4E & 8.6X to 8.6Z, Recodification of Sections, TOW and Special Uses and Site Plan for 415, 425 & 505 Day Hill Road, Sections 8.6X and 14.2.3.A (1)(b)(i), Warehouse, 20.989 acres, I Zone, Alford Assoc., Inc. – to the next meeting on October 11, 2022.

Commissioner Harvey seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Special Use – 840 Prospect Hill Road, Section 8.6E, Comm. Rec., 5850 sq. ft., I Zone, Playstrong Studio LLC/Corry.

Motion: Commissioner Levine moved to approve a Special Use for 840 Prospect Hill Road under the provisions of Section 8.6E.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Special Use and Site Plan – 15, 21, 27, 33 & 41 Stone Road, Section 9.6.6, Warehouse/Distribution Facility, 21.51 acres, W Zone, VW Realty.

Motion: Commissioner Levine moved to approve the Special Use application for 15, 21, 27, 33 & 41 Stone Road.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Motion: Commissioner Levine moved to approve the applicants request to waive the sidewalk requirement for this application and request a letter to be submitted to staff.

Commissioner Harvey seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Motion: Commissioner Levine moved to approve the Site Plan for 15, 21, 27, 33 & 41 Stone Road subject to final staff review and approval.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Design Development Detail Plan – 144 Broad Street, 60 units, 2.655 acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve the Design Development Detail Plan for 144 Broad Street to include all waivers from the original Concept Plan and subject to final staff review and resolution of all outstanding issues.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Special Use – 605-615 Day Hill Road, Section 8.6, Outdoor Storage, 5.65 acres, I Zone, Metcalfe.

Motion: Commissioner Levine moved to approve the Special Use for 605-615 Day Hill Road for a period of one year from occupancy and any material to be stored by a potential tenant shall be approved by town staff and subject to resolution of any outstanding staff comments.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Minutes

July 12, 2022:

Motion: Commissioner Levine moved to approve the minutes of July 12, 2022 as presented.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.

Application Acceptance

Zone Change – 550 Marshall Phelps Road, W to I Zone, 2 acres, Alford Assoc., Inc.

Adjournment

Motion: Commissioner Mips moved to adjourn the meeting at 9:12 p.m.

Commissioner Hallowell seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Jaggon, yes and Hallowell, yes.