

**TOWN PLANNING AND ZONING COMMISSION
OCTOBER 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 to participate either electronically or in-person according to their circumstances concerning COVID-19.

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 via 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. If your computer has a microphone for two-way communication and you wish to speak during Public Comment, 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 – None

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan – 35 & 25 International Drive**, Fencing, I Zone, INDUS Realty, LLC
2. **3.9 Site Plan – 123 Day Hill Road**, Nitrogen Tank/Pad/Fence, I Zone, Specialty Printing, LLC
3. **3.9 Site Plan – 20 International Drive**, Parking Lot Modification, I Zone, 12.81 acres, Tradeport Development, LLC
4. **Special Use Extension – 895 (formerly 777) Day Hill Road**, Section 8.6P, Extended Stay Hotel, Alford Assoc., Inc.

G. Site Plans

1. **Site Plan – 415, 424 & 505 Day Hill Road**, Warehouse/Distribution, 20.989 acres, I Zone, Alford Assoc., Inc.
**To be heard with public hearing item B & C. Postponed from September 13, 2022*
2. **3.9 Site Plan – 1001 Day Hill Road**, Section 3.1.2C(3) waiver request for landscaped interior islands for parking lots to the rear of buildings in the I Zone, Alford Assoc., Inc.

H. Minutes

1. September 13, 2022

II. MISCELLANEOUS

A. Tax Increment Financing (TIF)

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. **Text Amendment – Add Section 4.5.17**, Housing for Handicapped Persons, Lally and Assoc., Inc.
2. **Text Amendment – Section 3.0.1 C(1)**, Signs, TOW
3. **Special Use – 675 (777 & 903) Day Hill Road, Section 8.6A**, Industrial Development Reduced Lot Area, I Zone, 2.46 acres, Alford Assoc., Inc.
4. **Special Use – 675 (777 & 903) Day Hill Road, Section 8.6 E(3)**, Commercial Recreational and Cultural Buildings & Facilities, I Zone, 2.46 acres, Alford Assoc., Inc.
5. **Text Amendment – Sections 2.2 & 8.6U**, Cannabis Dispensary Facility or Cannabis Hybrid Retailer, TOW
6. **Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, & 8.6U**, Cannabis Moratorium, TOW

B. Old Business – None

V. PUBLIC HEARINGS

A. Text Amendment – Sections 8.4D to 8.4E & 8.6Y to 8.6Z, Recodification of Sections, TOW

Postponed from September 13, 2022

B. Special Use – 415, 425 & 505 Day Hill Road, Section 8.6Y, Warehouse, 20.989 acres, I Zone, Alford Assoc., Inc.

Postponed from September 13, 2022

C. Special Use – 415, 425 & 505 Day Hill Road, Section 14.2.3.A (1)(b)(i), Warehouse, 20.989 acres, I Zone, Alford Assoc., Inc.

Postponed from September 13, 2022

D. Zone Change – 550 Marshall Phelps Road, W to I Zone, 29.75 acres, Alford Assoc., Inc.

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT