

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

Site Plans & Public Hearings

Special Use Extension – 895 (formerly 777) Day Hill Road, Section 8.6P, Extended Stay Hotel, Alford Assoc., Inc.

Motion: Commissioner Levine moved that the application request concerning 895 Day Hill Road for an extension of a period of 18-months commencing on November 12, 2022 be granted.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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.

Motion: Commissioner Levine moved that the application for 1001 Day Hill Road a request for the elimination of the interior islands for the parking lots in the rear of the building be approved.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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

Motion: Commissioner Levine moved to approve the recodification of sections 8.4D to 8.4E & 8.6Y to 8.6Z.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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

Motion: Commissioner Levine moved to approve Special Use for 415, 425 & 505 Day Hill Road under the provisions of Section 8.6Y.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

Motion: Commissioner Levine moved approval of the waivers as follows: an increase in the ceiling height from 28' to 32'; an increase of four additional loading dock spaces; an increase of six parking spaces for trailers bringing it to a total of 28; and a waiver of the sidewalk requirement on the west side of the building.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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.

Motion: Commissioner Levine moved approval of Special Use for 415, 425 & 505 Day Hill Road under the provisions of Section 14.2.3.A(1)(b)(i) with the waivers as previously denoted.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

Site Plan – 415, 424 & 505 Day Hill Road, Warehouse/Distribution, 20.989 acres, I Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved approval of the Site Plan for 415, 425 & 505 Day Hill Road as proposed by the applicant, subject to final staff approval of any outstanding issues.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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

Motion: Commissioner Levine moved to postpone to Wednesday, November 9, 2022.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

Minutes

September 13, 2022:

Motion: Commissioner Levine moved to approve the minutes of September 13, 2022 as amended.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

Miscellaneous

Tax Increment Financing (TIF)

Motion: Commissioner Levine moved that the Town Planning & Zoning Commission recommend to the Windsor Town Council, pursuant to CGS Section 7-339ee, approval of the Windsor Center Tax Increment Financing District and District Master Plan. The Commission finds that the Windsor Center TIF District will further the community and economic development goals contained in the Town's Plan of Conservation and Development.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.

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**

Adjournment

Motion: Commissioner Correia moved to adjourn the meeting at 9:02 p.m.

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

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Jaggon, yes.