

**TOWN PLANNING AND ZONING COMMISSION  
NOVEMBER 9, 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**

1. **C.G.S. §8-24 Review – 1857 Poquonock Avenue, Villages at Poquonock Improvements and ROW**

**E. Pre-Application Scrutiny – None**

**F. Re-Approvals/Revisions/Extensions**

1. **3.9 Site Plan – 105 Baker Hollow Road, Emergency Access, I Zone, Alford Assoc., Inc.**
2. **3.9 Site Plan – 1001 Day Hill Road, Parking Lot, I Zone, Alford Assoc., Inc.**
3. **3.9 Site Plan – 605-615 Day Hill Road, Parking Lot/Landscaping, I Zone, 5.65 acres, Metcalfe**

**G. Site Plans – None**

**H. Minutes**

1. **October 11, 2022**

**I. Adopt 2023 Meeting Schedule**

## **II. MISCELLANEOUS**

### **A. Connecticut Federation of Planning and Zoning Agencies – Fall 2022**

## **III. PLANNER'S REPORT**

### **A. Update on recent development**

## **IV. BUSINESS MEETING**

### **A. Application Acceptance**

**1. Special Use Re-Approval – 1916 Poquonock Avenue, Gas Station/Convenience Store, Section 15.2.1, B2 Zone, Kahn/Safia 2 LLC**

*To be heard in January.*

**2. Design Development Detail Plan – 109-125 Poquonock Avenue, Mixed-Use with 77 dwelling units, B-2 Zone, 2.33 acres, Blue Moon Design**

### **B. Old Business – None**

## **V. PUBLIC HEARINGS**

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

**B. Text Amendment – Section 3.0.1 C(1), Projecting Signs, TOW**

**C. Special Use – 675 (777 & 903) Day Hill Road, Section 8.6A, Industrial Development Reduced Lot Area, I Zone, 2.46 acres, Alford Assoc., Inc.**

**D. 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.**

**E. Text Amendment – Sections 2.2 & 8.6U, Cannabis Dispensary Facility or Cannabis Hybrid Retailer, TOW**

- *Memo from Town Planner requesting postponement to December 13, 2022.*

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

**G. Text Amendment – Add Section 4.5.17, Housing for Handicapped Persons, Lally and Assoc., Inc.**

## **VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)**

## **VII. ADJOURNMENT**