

**ACTION NOTICE  
NOVEMBER 9, 2022  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**C.G.S. § 8-24 Reviews**

**1857 Poquonock Avenue – Villages at Poquonock Improvements and ROW**

**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 to the Windsor Town Council acceptance of the improvements and right-of-way at The Villages at Poquonock, 1857 Poquonock Avenue, subject to staff sign off on a pending 3.9 site plan application.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

**Public Hearings**

**Zone Change – 550 Marshall Phelps Road, W to I Zone, 29.75 acres, Alford Assoc., Inc.  
Postponed to December 13, 2022.**

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

**Motion: Commissioner Levine moved approval of the text amendment for Section 3.0.1C(1) concerning the size of projecting signs.**

**Commissioner Kuintzle seconded the motion and it passed 5-0-0.**

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

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

**Motion: Commissioner Levine moved approval for the Special Use application 675 (777 & 903) Day Hill Road for Section 8.6A, Industrial Development Reduced Lot Area, in the I Zone with 2.46 acres subject to final approval of this Commission for the architectural details at the time the site plan is presented to the Commission.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

**Special Use – 675 (777 & 903) Day Hill Road, Section 8.6E(3), Commercial Recreational and Cultural Buildings & Facilities, I Zone, 2.46 acres, Alford Assoc., Inc.**

**Motion: Commissioner Levine moved approval of the Special Use application for the same address that was previously stated for Section 8.6E(3), Commercial Recreational and Cultural Buildings & Facilities, in the I Zone with 2.46 acres with the same conditions.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

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

**Postponed to December 13, 2022.**

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

**Motion: Commissioner Levine moved that the Cannabis Moratorium be extended for a period of up to four months.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

**Text Amendment – Add Section 4.5.17, Housing for Handicapped Persons, Lally and Assoc., Inc.**  
**Motion: Commissioner Levine moved to postpone the public hearing for the text amendment to add section 4.5.17, Housing for Handicapped Persons, to the December meeting due to the applicant not being present.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

### **Minutes**

**October 11, 2022:**

**Motion: Commissioner Levine moved to approve the minutes of October 11, 2022 as presented.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

### **Miscellaneous**

**Adopt 2023 Meeting Schedule:**

**Motion: Commissioner Levine moved approval of the proposed schedule of meetings for the Planning and Zoning Commission for the calendar year 2023.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**

### **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**

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 7:40 p.m.**

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

**Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes and Harvey, yes.**