

**TOWN PLANNING AND ZONING COMMISSION
DECEMBER 13, 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 – 610 Old Village Circle**, Phasing Revision and Site Modification, Poquonock Commons, LLC
2. **3.9 Site Plan – 840 Prospect Hill Road**, Installing Signage, I Zone, Playstrong, LLC
3. **3.9 Site Plan – 770, 800, 808 & 812 Bloomfield Avenue**, Driveways/Speed Bump, I Zone, Alford Assoc., Inc.

G. Site Plans – None

H. Minutes

1. **November 9, 2022**

II. MISCELLANEOUS – None

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. Special Use – 540 (494) Windsor Avenue, Section 5.2.6D(1), Limited-Service Restaurant, B2 Zone, Collins

B. Old Business – None

V. PUBLIC HEARINGS

A. Zone Change – 550 Marshall Phelps Road, W to I Zone, 29.75 acres, Alford Assoc., Inc. *Postponed from November 9, 2022 meeting.*

B. Text Amendment – Add Section 4.5.17, Housing for Handicapped Persons, Lally and Assoc., Inc. *Postponed from November 9, 2022 meeting.*

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

D. Text Amendment – Section 3.0.1C(1) to 3.7.9C(1), Recodification of Section, TOW

E. Special Use – 109 Pond Road, Section 4.5.16, Increasing Accessory Building Size, AA Zone, Johnson

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT