

**ACTION NOTICE  
DECEMBER 13, 2022  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**C.G.S. § 8-24 Reviews**

**685 Windsor Avenue** – Stroh Park, Goslee Pool Renovations

**Motion: Commission Levine moved to add to the agenda the recommendation to approve the Goslee Pool Renovation project under section 8-24 of the Connecticut General Statutes.**

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

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

**Motion: Commissioner Levine moved that the Town Planning and Zoning Commission recommend to the Windsor Town Council, pursuant to CGS § 8-24, approval of the Goslee Pool Renovations, as presented.**

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

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

**Public Hearings**

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

*Withdrawn at request of applicant.*

**Motion: Commissioner Levine moved to accept the request that the future reapplication fee be waived.**

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

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

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

**Motion: Commissioner Levine moved approval of the text amendment to add section 4.5.17 to the regulations for the Town of Windsor concerning housing for handicapped persons.**

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

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

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

*Postponed to January 10, 2023.*

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

**Motion: Commissioner Levine moved approval of the recodification from section 3.0.1C(1) to 3.7.9C(1).**

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

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

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

**Motion: Commissioner Levine moved approval of the application to increase the accessory building size at 109 Pond Road.**

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

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

## **Minutes**

**November 9, 2022:**

**Motion: Commissioner Levine moved to approve the minutes of November 9, 2022 as presented.**

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

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

## **Application Acceptance**

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

## **Adjournment**

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

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

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