

**TOWN PLANNING AND ZONING COMMISSION
JANUARY 10, 2023
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 – None

G. Site Plans

1. **Site Plan – 685 (777 & 903) Day Hill Road**, Hotel within an established commercial recreational area (Microtel), 2.46 acres, I Zone, Alford

H. Minutes

1. **December 13, 2022**

II. MISCELLANEOUS

A. CT Land Use Law Webinar – Saturday, March 11, 2023

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. 29 Windsor Avenue, Mixed commercial development, 13.8 acres, B2 Zone
 - Special Use – Parking within a front yard, Section 5.2.6H
 - Special Use – Self-service car washes, Section 15.2.1D
 - Special Use – Establishments with drive-through windows, Section 5.2.6C
 - Special Use – Daycare center, Section 15.2.16
 - Site Plan
2. **Special Use – 530 Hayden Station Road**, Section 8.6E, Commercial recreational and cultural buildings, I Zone, Twitchell
3. **Special Use Re-Approval – 519, 545, 549 Palisado Avenue**, Sections 10.5.3C & 4.5.7C, Private School, AA/AG Zone, Madina Academy
4. **Special Use Re-Approval – 519, 545, 549 Palisado Avenue**, Section 15.2.16, Day Care, AA/AG Zone, Madina Academy

B. Old Business – None

V. PUBLIC HEARINGS

- A. **Special Use Re-Approval – 1916 Poquonock Avenue**, Section 15.2.1, Gas Station/Convenience Store, B2 Zone, Kahn/Safia 2 LLC
- B. **Special Use – 540 (494) Windsor Avenue**, Section 5.2.6D(1), Limited-Service Restaurant, B2 Zone, Collins
- C. **Special Use – 57 Tunxis Street**, Section 5.2.6E, Car Rental and Taxi Service, B2 Zone, Calafiore
- D. **Design Development Detail Plan – 109-125 Poquonock Avenue**, Mixed-Use with 77 dwelling units, B2 Zone, 2.33 acres, Blue Moon Design

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT