

**ACTION NOTICE  
JANUARY 10, 2023  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Site Plan & Public Hearings**

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

**Motion: Commissioner Levine moved approval of the site plan for 685 (777 & 903) Day Hill Road, commercial recreational cultural facilities hotel in the I zone, with the caveat that all outstanding issues that are defined in the staff memo and comments be resolved to the satisfaction of town staff and that includes the substitution of the concrete backer board on the first floor only and include that the grading will not be incurred within 15’ of the property line unless specified.**

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

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

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

**Motion: Commissioner Levine moved approval for the renewal of the special use application at 1916 Poquonock Avenue for a period of five years pending the staff’s visitation to inspect the landscaping in and around the building.**

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

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

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

**Motion: Commissioner Levine moved approval of the special use application for 540 Windsor Avenue with the condition that the applicant submit a litter control plan.**

**Commissioner Jaggon seconded the motion and it passed 5-0-0**

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

**Special Use – 57 Tunxis Street**, Section 5.2.6E, Car Rental and Taxi Service, B2 Zone, Calafiore

**Motion: Commissioner Levine moved approval of the special use application for 57 Tunxis Street, car rental and taxi service, with the condition that the parking lot be repaired, weather permitting.**

**Commissioner Jaggon seconded the motion and it passed 5-0-0**

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

**Design Development Detail Plan – 109-125 Poquonock Avenue**, Mixed-Use with 77 dwelling units, B2 Zone, 2.33 acres, Blue Moon Design

**Motion: Commissioner Levine moved approval of the design development detail for 109-125 Poquonock Avenue subject to the resolution of any outstanding staff comments.**

**Commissioner Jaggon seconded the motion and it passed 5-0-0**

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

**Minutes**

**December 13, 2022:**

**Motion: Commissioner Levine moved to approve the minutes of December 13, 2022 as amended.**

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

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

### **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

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 8:38 p.m.**

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

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