

**TOWN PLANNING AND ZONING COMMISSION
FEBRUARY 14, 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)

1. Bonnie Karkowski Letter

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 – 99 Lamberton Road**, EV Charging Stations, I Zone, 21.69 acres, Travelers
2. **3.9 Site Plan – 500 Groton Road**, New Facility, IW Zone, Ryan Companies
3. **3.9 Site Plan – 5 & 7 Waterside Crossing**, Patio, Fire Pits & Pavilion, I Zone, Delcorp, LLC

G. Site Plans

1. **Site Plan – 29 Windsor Avenue**, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC
 - a. Waiver request according to section 3.1.2.C(2)(a)(ii) for reducing the distance between the parking lot or driveway to a building within the Wilson Study Area.

H. Minutes

1. January 10, 2023

II. MISCELLANEOUS

A. Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Winter 2023

B. 75th Annual CFPZA Conference – Thursday, March 23, 2023

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. Special Use Re-Approval – 777, 903 and 1001 Day Hill Road, Section 15.2.13, Top Soil, Gravel, Sand, Clay, or Stone Removal, I Zone, Alford Associates, Inc.

2. Concept Plan – 144 Broad Street, 106 units, B2 Zone, 2.655 Acres, Alford Associates, Inc.

B. Old Business – None

V. PUBLIC HEARINGS

A. Special Use Re-Approval – 519, 545 & 549 Palisado Avenue, Sections 10.5.3 & 4.5.7C, Private schools, AA/AG Zone, Madina Academy

B. Special Use Re-Approval – 519, 545 & 549 Palisado Avenue, Section 15.2.16, Daycare centers, AA/AG Zone, Madina Academy

C. Special Use – 530 Hayden Station Road, Section 8.6E, Commercial recreational and cultural buildings, I Zone, Twitchell

D. Special Use – 29 Windsor Avenue, Section 5.2.6H, Parking within a front yard, 13.8 acres, B2 Zone, Dijon, LLC

E. Special Use – 29 Windsor Avenue, Sections 15.2.1A & D, Fuel filling station with self-service carwashes, 13.8 acres, B2 Zone, Dijon, LLC

F. Special Use – 29 Windsor Avenue, Section 5.2.6C, Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC

G. Special Use – 29 Windsor Avenue, Section 15.2.16, Daycare centers, 13.8 acres, B2 Zone, Dijon, LLC

H. Text Amendment – Sections 1.3.3, 2.2, 8.4B, 8.6U, 8.6AA, 10.3 & 10.4, Cannabis production and sales, TOW

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT