

**ACTION NOTICE
MARCH 14, 2023
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

C.G.S. § 8-24 Reviews

Lease of Northwest Park Tobacco Barn

Motion: Commissioner Kuintzle moved to recommend to the Town Council the approval of the lease with The Connecticut Valley Tobacco Historical Society for the Luddy/Taylor Tobacco Museum and Archive Building.

Commissioner Hallowell seconded the motion and it passed 4-0-1.

Vote: Levine, yes; Hallowell, yes; Jaggon, abstained and Kuintzle, yes.

Site Plan & Public Hearings

Site Plan and Special Uses – 29 Windsor Avenue, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC

Continued to April 11, 2023.

Special Use – 530 Hayden Station Road, Section 8.6E, Commercial recreational and cultural buildings, I Zone, Twitchell – *continued from February 14, 2023.*

Application withdrawn.

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.

Postponed to April 11, 2023.

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

Motion: Commissioner Levine moved approval of the Design Development Concept Plan for 144 Broad Street, 106 units in the B2 Zone, as described by the applicant.

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

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jaggon, yes and Kuintzle, yes.

Text Amendment – Section 3.3.1H, Deferred parking, TOW

Motion: Commissioner Levine moved that the proposed text amendment concerning Section 3.3.1H, deferred parking, be approved as described by the Town Planner.

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

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jaggon, yes and Kuintzle, yes.

Text Amendment – Sections 2.2 & 8.2.3, I Zone facade requirements, TOW

Motion: Commissioner Levine moved approval of the text amendment for Sections 2.2 & 8.2.3 in the I Zone facade requirements as presented.

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

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jaggon, yes and Kuintzle, yes.

Minutes

February 14, 2023:

Motion: Commissioner Jaggon moved to approve the minutes of February 14, 2023 as amended.

Commissioner Kuintzle seconded the motion and it passed 4-0-0.

Vote: Levine, yes; Hallowell, yes; Jaggon, yes and Kuintzle, yes.

Application Acceptance

- 1. Zone Change – 777 Bloomfield Avenue, I to AG Zone, 41.6 acres, Beaudoin**
- 2. Zone Change – 120 High Street, B-2 to AA Zone, 4.38 acres, EBEX, Inc.**
- 3. Text Amendment – Sections 2.2 and 3.3.5K, Electric vehicle charging stations, TOW**

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 8:02 p.m.

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

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jaggon, yes and Kuintzle, yes.