

**TOWN PLANNING AND ZONING COMMISSION
APRIL 11, 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

1. **C.G.S. §8-24 Review – Reconstruction of Baker Hollow Road**

E. Pre-Application Scrutiny

1. **450 Bloomfield Avenue**, Residential apartments, A.R. Building Company, Inc.

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan – 105 Baker Hollow Road**, Adding fence, generator and wheel stops, I Zone, Alford Associates, Inc.
2. **3.9 Site Plan – 60 Ezra Silva Lane**, New sign, I Zone, 14.47 acres, Ezra Silva Lane, LLC
3. **3.9 Site Plan – 599 Matianuck Avenue**, Replace existing tennis and pickle ball courts, new fencing and seating area, NZ Zone, 31.67 acres, TOW

G. Site Plans

1. **Site Plan – 29 Windsor Avenue**, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC – *continued from March 14, 2023.*

- 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. March 14, 2023

II. MISCELLANEOUS

A. New May meeting date – Tuesday, May 16, 2023

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

- 1. **Text Amendment – Sections 13.2.9(C)(3)(d)(iv), (v) & (vii) and add new section 13.2.9(C)(3)(m)**, Poquonock Villages Design Development, A.R. Building Company, Inc.

B. Old Business – None

V. PUBLIC HEARINGS

- A. **Special Use – 29 Windsor Avenue**, Section 5.2.6H, Parking within a front yard, 13.8 acres, B2 Zone, Dijon, LLC – *continued from March 14, 2023.*

- B. **Special Use – 29 Windsor Avenue**, Sections 15.2.1A & D, Fuel filling station with self-service carwashes, 13.8 acres, B2 Zone, Dijon, LLC – *continued from March 14, 2023.*

- C. **Special Use – 29 Windsor Avenue**, Section 5.2.6C, Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC – *continued from March 14, 2023.*

- D. **Special Use – 29 Windsor Avenue**, Section 15.2.16, Daycare centers, 13.8 acres, B2 Zone, Dijon, LLC – *continued from March 14, 2023.*

- E. **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 from March 14, 2023.*

- F. **Text Amendment – Sections 2.2 and 3.3.5K**, Electric vehicle charging stations, TOW

- G. **Zone Change – 777 Bloomfield Avenue**, I to AG Zone, 41.5 acres, Beaudoin

- H. **Zone Change – 120 High Street**, B2 to AA Zone, 5.38 acres, EBEX, Inc.

- I. **Re-subdivision – 11 Goodwin Drive**, 2 lots, 62.47 acres, I Zone, Blueprint Partners Corp

- J. **Design Development Detail Plan – 144 Broad Street**, 106 units, B2 Zone, 3.228 acres, Alford Associates, Inc.

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT