

**ACTION NOTICE  
APRIL 11, 2023  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**C.G.S. § 8-24 Reviews**

**Reconstruction of Baker Hollow Road**

**Motion:** Commissioner Levine moved that the Planning and Zoning Commission of the Town of Windsor, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommend the approval of the Baker Hollow Road Project to the Windsor Town Council.

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

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

**Site Plan & Public Hearings**

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

**Motion:** Commissioner Levine moved to recess the public hearing to the next meeting on May 16, 2023.

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

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

**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.**

**Motion:** Commissioner Levine moved the re-approval of the special use for 777, 903 and 1001 Day Hill Road, subject to resolution of all the outstanding issues identified by the April 5<sup>th</sup> memo from the Town Engineer.

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

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

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

**Motion:** Commissioner Levine moved approval of the text amendment for Sections 2.2 and 3.3.5K dealing with Electric Vehicle charging stations.

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

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

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

**Motion:** Commissioner Levine moved approval of the zone change at 777 Bloomfield Avenue from the I to the AG Zone with 41.5 acres.

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

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

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

**Motion: Commissioner Levine moved approval of the application for zone change at 120 High Street from the B2 to the AA Zone.**

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

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

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

**Motion: Commissioner Levine moved approval of the re-subdivision of 11 Goodwin Drive into 2 lots for a total of 62.47 acres in the I Zone.**

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

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

**Design Development Detail Plan – 144 Broad Street, 106 units, B2 Zone, 2.655 acres, Alford Associates, Inc.**

**Motion: Commissioner Levine moved approval of the Design Development Detail Plan for 144 Broad Street, 106 units in the B2 Zone, subject to staff review and approval of all the items outlined in the memos of April 10<sup>th</sup> from the Engineering Department and April 11<sup>th</sup> from the Planning Department.**

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

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

### **Minutes**

**March 14, 2023:**

**Motion: Commissioner Levine moved to approve the minutes of March 14, 2023 as presented.**

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

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

### **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.**
- 2. Special Use Re-Approval – 35 Poquonock Avenue, Section 5.2.6D(2), Outdoor Entertainment, .48 acres, B2 Zone, Beskovic**

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 9:03 p.m.**

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

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