

**ACTION NOTICE
SPECIAL MEETING
MAY 16, 2023
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

C.G.S. § 8-24 Reviews

8-24 – 43 Niles Road, Welch Pool, TOW

Motion: Commissioner Levine moved that the Town Planning and Zoning Commission recommend to the Windsor Town Council, pursuant to CGS § 8-24, approval of the Welch Pool Renovations, as presented.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

Site Plan & Public Hearings

Site Plan and Special Uses (4) – 29 Windsor Avenue, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC

Applications were withdrawn.

Site Plan – 105 Baker Hollow Road, Defer sidewalk construction, I Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to defer construction of the sidewalk on 105 Baker Hollow Road until the sidewalk for 205 Baker Hollow Road is in construction.

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

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

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.

Postponed to June 13, 2023 meeting.

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

Motion: Commissioner Levine moved re-approval of the special use application at 35 Poquonock Avenue for indoor and outdoor entertainment to end at 9 p.m. in the evening.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

Subdivision – 550 Matianuck Avenue, 2 lots, 17.27 acres, AG/AA Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved approval of the subdivision at 550 Matianuck Avenue into two lots for a total of 17.27 acres.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

Site Plan and Special Uses (2) – 11 Goodwin Drive, Section 8.6B, Outdoor storage, 62.47 acres, I Zone, Blueprint Partners Corp.

Motion: Commissioner Levine moved approval of the special use for 11 Goodwin Drive for outdoor storage by Blueprint Partners Corp.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

Motion: Commissioner Levine moved approval of the special use for 11 Goodwin Drive for the signature architectural building from Blueprint Partners Corp.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

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

Motion: Commissioner Levine moved approval of the site plan for 11 Goodwin Drive for manufacturing by Blueprint Partners Corp., subject to resolution of any outstanding staff comments.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

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

Minutes

April 11, 2023:

Motion: Commissioner Levine moved to approve the minutes of April 11, 2023 as amended.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.

Application Acceptance

- 1. Text Amendment – Great Pond Form-Based Code, Freestanding signs and clarifying amendments in various sections, Lewis/Winstanley Enterprises, LLC**
- 2. Text Amendment – Sections 3.1.2C(3) and 3.4.2C, Parking lot landscaping requirements and tractor trailer storage spaces, TOW**
- 3. Zone Change – 458 Windsor Avenue, B2, A and R8 Zone to NZ Zone, 5.68 acres, TOW**
- 4. Site Plan and Special Use – 205 Baker Hollow Road, Manufacturing and distribution warehouse, Section 8.6Y – addition of loading docks and trailer storage spaces, I Zone, 20.6 acres, Alford Assoc., Inc.**

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 8:57 p.m.

Commissioner Rivas Plata seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Harvey, yes; Kuintzle, yes and Rivas Plata, yes.