

TOWN PLANNING AND ZONING COMMISSION
JUNE 13, 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 – None**
- E. Pre-Application Scrutiny – None**
- F. Re-Approvals/Revisions/Extensions**
 - 1. 3.9 Site Plan – 1985 Blue Hills Avenue Ext.,** Parking revisions, I Zone, CT Light & Power Co. (Eversource)
 - 2. 3.9 Site Plan – 1001 Day Hill Road,** Outdoor dining patio areas, Dudleytown Brewing
 - 3. 3.9 Site Plan – 875 (777) Day Hill Road,** Adding soccer field and modifying entry way, I Zone, Alford Assoc., Inc.
 - 4. 3.9 Site Plan – 1215 Kennedy Road** (formerly Joseph Lane & 1201 Kennedy), Landscaping and EV equipment, I Zone, Amazon
 - 5. 3.9 Site Plan – 1190 Kennedy Road,** Site lighting, I Zone, 501,500 sq. ft., ARCO National Construction

G. Site Plans

1. [Site Plan – 205 Baker Hollow Road](#), Manufacturing & distribution warehouse, I Zone, 185,600 sq. ft., 20.6 acres, Alford Assoc., Inc.

H. Minutes

1. May 16, 2023

II. MISCELLANEOUS – None

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. **Site Plan – 29 Windsor Avenue**, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC
2. **Special Use – 29 Windsor Avenue**, Section 5.2.6H, Parking within a front yard, 13.8 acres, B2 Zone, Dijon, LLC
3. **Special Use – 29 Windsor Avenue**, Sections 15.2.1A & D, Fuel filling station with self-service carwashes, 13.8 acres, B2 Zone, Dijon, LLC
4. **Special Use – 29 Windsor Avenue**, Section 5.2.6C, Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC
5. **Special Use – 777, 903 and 1001 Day Hill Road**, Section 15.2.13, Top Soil, Gravel, Sand, Clay, or Stone Removal, I Zone, Alford Associates, Inc.

B. Old Business – None

V. PUBLIC HEARINGS

- A. [Text Amendment – Sections 13.2.9\(C\)\(3\)\(d\)\(IV\), \(V\) & \(VII\) and add new section 13.2.9\(C\)\(3\)\(m\)](#), Poquonock Village Design Development, A.R. Building Company, Inc. *Applicant submitted a letter to withdraw their application.*
- B. [Text Amendment – Great Pond Form-Based Code](#), Freestanding signs and clarifying amendments in various sections, Lewis/Winstanley Enterprises, LLC
- C. [Text Amendment – Sections 3.1.2C\(3\) and 3.4.2C](#), Parking lot landscaping requirements and tractor trailer storage spaces, TOW
- D. [Zone Change – 458 Windsor Avenue](#), B2, A and R8 Zone to NZ Zone, 5.68 acres, TOW
- E. [Special Use – 205 Baker Hollow Road](#), Section 8.6Y, Addition of loading docks and trailer storage spaces, I Zone, 20.6 acres, Alford Associates, Inc.

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT