

**ACTION NOTICE  
SPECIAL MEETING  
JUNE 13, 2023  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Site Plan & Public Hearings**

**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(v) & (vii) and add new section 13.2.9(C)(3)(m), Poquonock Villages Design Development, A.R. Building Company, Inc. Withdrawn.**

**Text Amendment – Great Pond Form-Based Code, Freestanding signs and clarifying amendments in various sections, Lewis/Winstanley Enterprises, LLC**

**Motion: Commissioner Levine moved approval of the application concerning the Form-Based Code for Great Pond as amended tonight, eliminating Section 10.2.3G and amending table 10.1 to limit identifications signs to 24 square feet.**

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

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

**Text Amendment – Sections 3.1.2C(3) and 3.4.2C, Parking lot landscaping requirements and tractor trailer storage spaces, TOW**

**Motion: Commissioner Levine moved approval of the text amendment for Sections 3.1.2C(3) and 3.4.2C as amended in the discussion this evening.**

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

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**

**Zone Change – 458 Windsor Avenue, B2, A and R8 Zones to NZ Zone, 5.68 acres, TOW**

**Motion: Commissioner Levine moved approval of the zone change for 458 Windsor Avenue from the B2, A and R8 Zones to the NZ Zone, 5.68 acres.**

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

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**

**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.**

**Motion: Commissioner Levine moved approval for the special use at 205 Baker Hollow Road.**

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

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**

**Site Plan – 205 Baker Hollow Road, Manufacturing & distribution warehouse, I Zone, 185,600 sq. ft., 20.6 acres, Alford Assoc., Inc.**

**Motion: Commissioner Levine moved approval of the site plan for 205 Baker Hollow Road to increase the ratio of dock to floor area from 12 to 37 and to reserve future construction of the tractor trailer storage area, all subject to staff approval to resolve any outstanding issues as outlined in the memorandums attached to the application.**

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

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**

### **Minutes**

**May 16, 2023:**

**Motion: Commissioner Levine moved to approve the minutes of May 16, 2023 as presented. Commissioner Jaggon seconded the motion and it passed 5-0-0.**

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**

### **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.
- 6. Site Plan – 458 Windsor Avenue**, Public park, 5.68 acres, NZ Zone, TOW
- 7. Text Amendment – Sections 13.2.9C(3)(d)(iv), (v) & (vii) and add new section 13.2.9C(3)(m)**, Poquonock Village Design Development (PVDD), Poquonock Commons LLC

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 8:53 p.m.**

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

**Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes**