

**TOWN PLANNING AND ZONING COMMISSION
JULY 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. CIP (Capital Improvement Program) for FY 2024-2029**
 - 2. Transfer of town-owned property at 2T Kendrick Place**
- E. Pre-Application Scrutiny**
 - 1. Loomis Institute, Inc. – 1228 Windsor Avenue and 28 Island Road/10-34 Beckwith Drive, Construct two, new, single-family, employee houses, NZ Zone**
- F. Re-Approvals/Revisions/Extensions**
 - 1. 3.9 Site Plan – 777 (875) Day Hill Road, Adding drainage to soccer fields, I Zone, Alford**
 - 2. 90-day Extension Request for Re-subdivision filing – 11 Goodwin Drive, 2 lots, 62.47 acres, I Zone, Blueprint Partners Corp**
- G. Site Plans**
 - 1. [Site Plan – 458 Windsor Avenue](#), Public park, 5.68 acres, NZ Zone, TOW**

2. [Site Plan – 29 Windsor Avenue](#), Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC
 - 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. June 13, 2023

II. MISCELLANEOUS – None

III. PLANNER’S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance – None

B. Old Business – None

V. PUBLIC HEARINGS

- A. [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. [Special Use – 29 Windsor Avenue](#), Section 5.2.6H, Parking within a front yard, 13.8 acres, B2 Zone, Dijon, LLC
- C. [Special Use – 29 Windsor Avenue](#), Sections 15.2.1A & D, Fuel filling station with self-service carwashes, 13.8 acres, B2 Zone, Dijon, LLC
- D. [Special Use – 29 Windsor Avenue](#), Section 5.2.6C, Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC
- E. [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
- F. [Text Amendment – Section 7.6.4](#), Self-storage facilities, Targeting Centre One, LLC

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT