

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

C.G.S. § 8-24 Reviews

CIP (Capital Improvement Program) for FY 2024-2029

Motion: Commissioner Levine moved that the Town Planning and Zoning Commission recommend to the Windsor Town Council, pursuant to CGS Section 8-24, approval of the Town of Windsor and Windsor Board of Education proposed Capital Improvements Program for fiscal years 2024-2029.

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

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

Transfer of town-owned property at 2T Kendrick Place

Motion: Commissioner Levine moved that the Town Planning and Zoning Commission recommend to the Windsor Town Council, pursuant to CGS Section 8-24, approval of the transfer of a portion of town-controlled property, located at 2T Kendrick Lane as described in the attached deed.

Commissioner Jepsen seconded the motion and it passed 4-0-1.

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

Re-Approvals/Revisions/Extensions

90-day Extension Request for Re-subdivision filing – 11 Goodwin Drive, 2 lots, 62.47 acres, I Zone, Blueprint Partners Corp

Motion: Commissioner Mips moved approval for a 90-day extension as requested.

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

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

Site Plan & Public Hearings

Site Plan – 458 Windsor Avenue, Public park, 5.68 acres, NZ Zone, TOW

Motion: Commissioner Levine moved approval for the site plan at 458 Windsor Avenue for a public park as described by the applicant.

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

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

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.

Motion: Commissioner Levine moved approval of the special use for 777, 903 and 1001 Day Hill Road with the following conditions: that all of the recommendations set forth in the Engineering report of July 6, 2023 be included in the approval and that the conditions set forth in the Wetland Agent's memo of June 7, 2023 also be included and that all the previous conditions set forth pertaining to the site be also incorporated.

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

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

Site Plan & Special Uses (3) – 29 Windsor Avenue, Mixed commercial development, Section 5.2.6H – Parking within a front yard, Sections 15.2.1A&D – Fuel filling stations with self-service carwashes and Section 5.2.6C – Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC

Motion: Commissioner Levine moved to recess the public hearing for 29 Windsor Avenue until August 8, 2023.

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

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

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

Motion: Commissioner Levine moved approval of the text amendment for sections

13.2.9C(3)(d)(iv), (v) & (vii) and add new section 13.2.9C(3)(m), Poquonock Village Design Development, Poquonock Commons LLC as presented by the applicant.

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

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

Text Amendment – Section 7.6.4, Self-storage facilities, Targeting Centre One, LLC

Motion: Commissioner Levine moved approval of the text amendment for section 7.6.4 concerning self-storage facilities from Targeting Centre One, LLC as amended.

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

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

Minutes

June 13, 2023:

Motion: Commissioner Levine moved to approve the minutes of June 13, 2023 as amended.

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

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

Application Acceptance

Site Plan & Special Use – 120 High Street, Housing for handicapped persons, 8 units, 4.38 acres, AA Zone, EBEX, Inc.

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 10:20 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