

**ACTION NOTICE
SPECIAL MEETING
AUGUST 8, 2023
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings & Site Plan

Special Use – 29 Windsor Avenue, Section 5.2.6H, Parking within a front yard, 13.8 acres, B2 Zone, Dijon, LLC

Motion: Commissioner Levine moved approval of the special use for 29 Windsor Avenue, parking within the front yard for 13.8 acres in the B2 Zone.

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 – 29 Windsor Avenue, Sections 15.2.1A & D, Fuel filling station with self-service carwashes, 13.8 acres, B2 Zone, Dijon, LLC

Motion: Commissioner Levine moved approval of the filling station with self-service carwashes for 13.8 acres in the B2 Zone with conditions that authentic red brick is used, resolution of all the issues outlined in the staff memos of August 4th and August 7th, the realignment of Violet Street by the Department of Transportation and final staff sign off and approval.

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 – 29 Windsor Avenue, Section 5.2.6C, Establishments with drive-through windows, 13.8 acres, B2 Zone, Dijon, LLC

Motion: Commissioner Levine moved approval of the 29 Windsor Avenue establishments with a drive-through window, 13.8 acres in the B2 zone.

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 – 29 Windsor Avenue, Mixed commercial development, 13.8 acres, B2 Zone, Dijon, LLC

Motion: Commissioner Levine moved approval of the site plan for a mixed commercial development, 13.8 acres in the B2 Zone, including the waiver requested in accordance with section 3.1.2C(2)(a)(ii) for reducing the distance between the parking lot or driveway to a building within the Wilson Study Area and including all the conditions previously stated.

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

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

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 10:40 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