

**TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 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. **Day Hill Road Pedestrian Circulation Enhancements** – Construction of multi-use path from Prospect Hill Road to Great Pond Development

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan – 200 Old Iron Ore Road**, Revising curbs and fencing, I Zone, Langan CT, Inc.
2. **Site Plan – 2200 Day Hill Road**, Retail, dining and entertainment, GP-T4 Zone, Noble Energy Real Estate Holdings, LLC.
3. **3.9 Site Plan – 550 Matianuck Avenue**, Adding a lighted sign, AA Zone, Mt. Zion Church.
4. **3.9 Site Plan – 1000 Day Hill Road**, Adding a flag pole, I Zone, Morris Group, Inc.
5. **3.9 Site Plan – 137 Matianuck Avenue (171 Windsor Avenue)**, Drainage improvements, NZ Zone, City of Hartford
6. **3.9 Site Plan – 130 Deerfield Road**, Adding a generator, A Zone, 3.7 acres, Carmon

G. Site Plans

1. [Site Plan – 120 High Street](#), Housing for handicapped persons, 4.38 acres, AA Zone, Lally/EBEX, Inc.
 - a. Request for waiver of section 3.5.1F, which requires sidewalks along the street frontage of all new site developments

H. Minutes

1. [July 11, 2023](#)
2. [August 8, 2023](#)

II. MISCELLANEOUS

- A. **Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Summer 2023**

III. PLANNER’S REPORT

- A. **Update on recent development**
- B. **Introduce inclusionary zoning**

IV. BUSINESS MEETING

- A. **Application Acceptance**
 1. **Text Amendment – Sections 2.2, 3.3.5F(2)(b) and 15.2.16**, Group daycare homes, TOW
 2. **Text Amendment – Add new section 13.2.10**, Highway transitional design development, A.R. Building Company
- B. **Old Business – None**

V. PUBLIC HEARINGS

- A. [Special Use – 120 High Street](#), Section 4.5.17, Housing for handicapped persons, AA Zone, Lally/EBEX, Inc.
- B. [Special Use Re-Approval – 25 & 35 International Drive](#), Section 8.6B, Outdoor storage, I Zone, INDUS Realty, LLC
- C. [Special Use Re-Approval – 25 International Drive](#), Section 8.6B, Outdoor storage, I Zone, INDUS Realty, LLC
- D. [Special Use – 60 Ezra Silva Lane](#), Section 8.6B, Outdoor storage, I Zone, Ezra Silva Lane, LLC

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT