

**ACTION NOTICE
SPECIAL MEETING
SEPTEMBER 12, 2023
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

C.G.S. § 8-24 Reviews

Day Hill Road Pedestrian Circulation Enhancements – Construction of multi-use path from Prospect Hill Road to Great Pond Development

Motion: Commissioner Levine moved that the Planning and Zoning Commission of the Town of Windsor, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommend the approval of the Day Hill Road Pedestrian Circulation Enhancements – Construction of the Multi-Use Path from Prospect Hill Road to Great Pond Development to the Windsor Town Council.

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

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

Site Plan & Public Hearings

Special Use – 120 High Street, Section 4.5.17, Housing for handicapped persons, AA Zone, Lally/EBEX, Inc.

Motion: Commissioner Levine moved to approve the Special Use at 120 High Street, housing for handicapped persons, in the AA Zone as presented by the applicant.

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

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

Motion: Commission Levine moved approval of the waiver for the sidewalk as described by the applicant.

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

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

Site Plan – 120 High Street, Housing for handicapped persons, 4.38 acres, AA Zone, Lally/EBEX, Inc.

Motion: Commissioner Levine moved approval of the Site Plan for 120 High Street, housing for handicapped persons, in the AA Zone as presented by the applicant with the following conditions: the addendum to the site plan sheets 1 & 2 submitted by the applicant showing the sidewalk connecting to the adjacent property; addendum in response to Wetlands Agent's concerns submitted by the applicant; addendum in response to Town Engineers concerns submitted by the applicant; the Health Department comments of September 11, 2023; the definition of the dumpster enclosure; façade material defined as high quality, medium gray vinyl siding with white vinyl trim; sidewalk waiver as discussed; the landscaping plan should include no invasive species; and resolution of any other outstanding issues with the town staff.

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

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

Special Use Re-Approval – 25 International Drive, Section 8.6B, Outdoor storage, I Zone, INDUS Realty, LLC

Motion: Commissioner Levine moved re-approval of the Special Use for 25 International Drive, outside storage, for a period of five years subject to the same conditions.

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

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

Special Use Re-Approval – 25 & 35 International Drive, Section 8.6B, Outdoor storage, I Zone, INDUS Realty, LLC

Motion: Commissioner Levine moved re-approval of the Special Use at 25 & 35 International Drive for outside storage for a period of two years with the same conditions.

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

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

Special Use – 60 Ezra Silva Lane, Section 8.6B, Outdoor storage, I Zone, Ezra Silva Lane, LLC

Motion: Commissioner Levine moved approval of the Special Use at 60 Ezra Silva Lane for outdoor storage for a period of one year.

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

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

Minutes

July 11, 2023:

Motion: Commissioner Levine moved to approve the minutes of July 11, 2023 as amended.

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

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

August 8, 2023:

Motion: Commissioner Levine moved to approve the minutes of August 8, 2023 as presented.

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

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

Application Acceptance

Text Amendment – Sections 2.2, 3.3.5F(2)(b) and 15.2.16, Group daycare homes, TOW

Text Amendment – Add new section 13.2.10, Highway transitional design development, A.R. Building Company

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 8:02 p.m.

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

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