

**ACTION NOTICE  
SPECIAL MEETING  
OCTOBER 10, 2023  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Site Plan & Public Hearings**

**3.9 Site Plan – 2160 Poquonock Avenue**, New signage and façade replacement, B2 Zone, Benderson Development Company, LLC – **staff approval**

**90-Day Extension Request for Re-Subdivision Filing – 11 Goodwin Drive**, 2 lots, 62.47 acres, I Zone, Blueprint Partners Corp

**Motion: Commissioner Levine moved approval of the applicant’s request for a 90-day extension to submit the re-subdivision filing for 11 Goodwin Drive.**

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

**Vote: Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes**

**Site Plan Revision – 1228 Windsor Avenue**, Construct new house, NZ Zone, Loomis

**Motion: Commissioner Levine moved approval of the site plan for 1228 Windsor Avenue construction of a new home in the NZ zone.**

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

**Vote: Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes**

**Site Plan Revision – Beckwith Drive (10, 16, 22, 28 & 32) & 26 Island Road**, Construct new house, NZ Zone, Loomis

**Motion: Commissioner Levine moved approval of the site plan for Beckwith Drive construction of a new home in the NZ zone.**

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

**Vote: Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes**

**Site Plan Re-Approval – 100 International Drive**, W Zone, 58.46 acres, Tradeport Development III

**Motion: Commissioner Levine moved approval of the site plan for 100 International Drive for a period of five years from the date of the last expiration.**

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

**Vote: Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes**

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

**Motion: Commissioner Levine moved approval of the new text amendment, section 13.2.10, Highway transitional design development, as amended.**

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

**Vote: Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes**

**Text Amendment** – Sections 2.2, 3.3.5F(2)(b) & 15.2.16, Group daycare homes, TOW  
**Motion:** Commissioner Levine moved approval of the text amendment, section 2.2, 3.3.5F(2)(b) and 15.2.16, Group daycare homes.

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

**Vote:** Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes

**Special Use** – 111 Prospect Hill Road, Section 4.5.7B, Group homes, AA Zone, 4.85 acres, Families United Serving and Embracing

**Motion:** Commissioner Levine moved approval of the special use at 111 Prospect Hill Road, a group home, in the AA zone with conditions of approval to incorporate the Fire Marshal's comments in the staff report dated October 10<sup>th</sup>.

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

**Vote:** Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes

### **Minutes**

**September 12, 2023:**

**Motion:** Commissioner Levine moved to approve the minutes of September 12, 2023 as presented.

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

**Vote:** Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes

### **Application Acceptance**

**Special Use** – 610 Pigeon Hill Road, Section 8.6O(1), Self storage facility, Alford Associates, Inc.

### **Adjournment**

**Motion:** Commissioner Levine moved to adjourn the meeting at 8:25 p.m.

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

**Vote:** Mips, yes; Levine, yes; Harvey, yes; Jepsen, yes and Jaggon, yes