

**ACTION NOTICE  
SPECIAL MEETING  
NOVEMBER 14, 2023  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**C.G.S. § 8-24 Reviews**

**Acceptance of Infrastructure for Great Pond Phase 2**

**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, recommends the Windsor Town Council accept the above rights-of-way, improvements, and easements at Great Pond Development as shown on “Re-Subdivision Plan Great Pond Day Hill Road Windsor, Connecticut,” prepared for Great Pond Improvement District, dated September 10, 2021, last revised April 22, 2022, sheets 1 through 8 of 8, prepared by HIS Hayner/Swanson, Inc. (collectively the “Maps”), which Maps are on file in the Town Clerk’s Office in the Town of Windsor, Connecticut as Map Numbers 6168 through 6176.

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

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

**Washington Park Project Enhancements**

**Motion:** Commissioner Levine moved that the Town Planning and Zoning Commission recommend to the Windsor Town Council, pursuant to CGS § 8-24, approval of the proposed Park Improvements project at Washington Park as described.”

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

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

**Site Plan & Public Hearings**

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

**Motion:** Commissioner Levine moved approval of the special use for 610 Pigeon Hill Road under section 8.6O(1), Self-storage facility, pending resolution of all outstanding issues with town staff.

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

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

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

**Motion:** Commissioner Levine moved approval of the site plan for 610 Pigeon Hill Road, under section 8.6O(1), Self-storage facility, for Alford Associates.

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

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

**Zone Change – 1531 Poquonock Avenue, AA to AG Zone, 16.17 acres, Khan**  
***Continued to December 12, 2023.***

### **Minutes**

**October 10, 2023:**

**Motion: Commissioner Levine moved to approve the minutes of October 10, 2023 as presented.**

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

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

### **Miscellaneous**

**Adopt 2024 Meeting Schedule:**

**Motion: Commissioner Levine moved approval of the proposed schedule of meetings for the Planning and Zoning Commission for the calendar year 2024 as amended.**

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

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

### **Application Acceptance**

**Re-subdivision and Special Use – 77 Lincoln Way, Section 4.5.14, Flag lots, 19.83 acres, A Zone, Riley**

**Design Development Concept Plan – 450 and 462 Bloomfield Avenue & 60 and 80 Dunfey Lane, Multi-family residential development, 201 dwelling units, 11.61 acres, B2 Zone, A.R. Building Company, Inc.**

**Subdivision, Site Plan and Special Use – 141 Old Poquonock Avenue & 55 Baker Hollow Road, 2 lots, Manufacturing & distribution warehouse, Section 8.6Y, I Zone, 37 acres, Alford Associates, Inc.**

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 7:49 p.m.**

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

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