

**TOWN PLANNING AND ZONING COMMISSION
DECEMBER 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 – None

E. Pre-Application Scrutiny

1. **Event space at 147 Poquonock Avenue, Hudson**

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan – 605 Day Hill Road**, Cage and propane forklift cylinders, I Zone, Ferrell Gas
2. **3.9 Site Plan – 332 Poquonock Avenue**, Install 8' fence, B2 Zone, Deweys Barrels, LLC
3. **3.9 Site Plan – 875 (777) Day Hill Road**, Modifications to the west & south sides of the soccer dome, I Zone, Alford Associates, Inc.

G. Site Plans – None

H. Minutes

1. [November 14, 2023](#)

II. MISCELLANEOUS – None

III. PLANNER'S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance – None

B. Old Business – None

V. PUBLIC HEARINGS

A. Zone Change – 1531 Poquonock Avenue, AA to AG Zone, 16.17 acres, Khan *Continued from November 14, 2023 to January 9, 2024.*

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

C. Re-subdivision – 77 Lincoln Way, 2 lots, A Zone, 19.83 acres, Riley

- 1.** Request for waiver of Subdivision regulations in section 3.8.4, Design Criteria for New Sidewalks, requiring sidewalks on all proposed streets
- 2.** Request for waiver of Subdivision regulations in section 3.10, Preservation of Natural Features, requiring the site to be preserved to the fullest extent, and the cutting or removal of trees shall be held to a minimum
- 3.** Request for waiver of Subdivision regulations in section 3.11, Sanitary Sewer, requiring sanitary sewers to serve all lots in any residential subdivision containing lots less than one acre
- 4.** Request for waiver of Subdivision regulations in section 3.12, Public Water Utility Provision, requiring all residential subdivisions to be served by MDC water lines
- 5.** Request for waiver of Subdivision regulations in section 3.13, Fire Hydrants, requiring fire hydrants to be installed at the developer's expense
- 6.** Request for waiver of Subdivision regulations in section 3.16, Street Lighting Requirements, requiring street lighting along the frontage of all lots on all existing and proposed streets

D. Special Use – 77 Lincoln Way, Section 4.5.14, Flag lots, A Zone, 19.83 acres, Riley

E. Subdivision – 903 & 1001 Day Hill Road and 141 Old Poquonock Avenue, 2 lots, I Zone, 37 acres, Alford Associates, Inc.

- 1.** Request for waiver of Subdivision regulations in section 3.8.4F, Design Criteria for New Sidewalks, requiring sidewalks on all proposed streets

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT