

**ACTION NOTICE  
REGULAR MEETING  
JANURARY 9, 2024  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Motion: Commissioner Levine moved to amend the agenda and add a 90-day extension request for the re-subdivision filing for 11 Goodwin Drive.**

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

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

**Site Plan & Public Hearings**

**Zone Change – 1531 Poquonock Avenue, AA to AG Zone, 16.17 acres, Khan**

**Motion: Commissioner Levine moved that the application requesting a zone change at 1531 Poquonock Avenue be denied without prejudice.**

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

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

**Special Use – 903 & 1001 Day Hill Road and 141 Old Poquonock Road, Section 8.6Y, Warehousing, wholesaling and/or distribution facilities, I Zone, 37 acres, Alford Associates, Inc.**

**Motion: Commissioner Levine moved approval of the special use for 903 & 1001 Day Hill Road and 141 Old Poquonock Road, as 75 and 85 Baker Hollow Road.**

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

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

**Site Plan – 903 & 1001 Day Hill Road and 141 Old Poquonock Road, Warehouse, I Zone, 37 acres, Alford Associates, Inc.**

**Motion: Commissioner Levine moved approval of the site plan for 903 & 1001 Day Hill Road and 141 Old Poquonock Road, as 75 and 85 Baker Hollow Road, pending resolution of the following items: any outstanding issues with the Town Engineer, final staff review of the architectural elements of the larger building, the sidewalk be constructed on the north-side going into the complex, applicant install additional landscaping by the loading docks as necessary, any outstanding issues with the traffic study and resolution of outstanding items in staff memos, and approval of the waiver for the sidewalk on Old Poquonock Road.**

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

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

**Re-Approvals/Revisions/Extensions**

**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 for a period not to exceed April 23, 2024.**

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

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

**Minutes**

**December 12, 2023:**

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

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

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

**Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 7:58 p.m.**

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

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