

**SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
MARCH 19, 2024
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

1. **Clover Street Fields**, Parking lot improvement
2. **400 Deerfield Road**, Land acquisition
3. **1190 Kennedy Road**, Easement acquisition

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan – 205 Baker Hollow Road**, Add driveway on west side of proposed building, I Zone, Alford
2. **3.9 Site Plan – 1001 Day Hill Road**, Add one softball field, I Zone, Fastpitch Nation/Rocha

G. Site Plans – None

Public Act 75-342 requires notice of special meetings to be posted in the Town Clerk’s office not less than 24 hours prior to the time of such meeting. No other business shall be considered at this meeting than that listed on this agenda.

H. Minutes

1. [February 14, 2024](#)

II. MISCELLANEOUS – None

III. PLANNER’S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. Design Development Detail Plan – 1100-1900 Old Yankee Drive, 192 apartment units, PVD Zone, 11.922 acres, Poquonock Commons, LLC

2. Amendment to Plan of Conservation and Development (POCD) – 5T & 105 Birchwood Road, Open space to AG, 6.95/8.63 acres, AG/AA zone, Davis (May)

B. Old Business – None

V. PUBLIC HEARINGS

A. [Special Use – 25 Central Street, Section 5.2.6B, Commercial recreational and cultural buildings and facilities](#), B2 Zone, .64 acres, McKay

B. [Text Amendment – Section 5.2.6R, Event spaces](#), TOW

C. [Text Amendment – Sections 2.2, 8.6J, 10.5.12 & 15.2.3, Landscape contractor’s yard](#), TOW

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT