

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

**8-24 Referral Requests**

**Clover Street Fields, Parking lot improvement**

**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 agree to the improvements of the Clover Street playing fields parking lot and replacement of the existing restroom building. Commissioner Jepsen seconded the motion and it passed 5-0-0.**

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

**400 Deerfield Road, Land acquisition**

**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 property of Ms. Janet Cohen as shown on “Property of Marguerite E. Mills and the Hartford Electric Light Co.”, dated March 1967, by W.M. Alford, which is on file in the Town Clerk’s Office in the Town of Windsor, Connecticut as Map Volume 11, Map Number 1066.**

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

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

**1190 Kennedy Road, Easement acquisition**

**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 easements at BDL Logistics Center, as shown on “BDL Logistics Center #1190 Kennedy Road, Easement Map, dated December 4, 2023, sheet 1 through 3 of 3, prepared by Langan, CT, Inc.” Commissioner Jepsen seconded the motion and it passed 5-0-0.**

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

**Public Communications and Petitions**

**Motion: Commissioner Levine moved approval to cut the per unit cost in half (which would reduce the fee for the Design Development Detail Plan application for 1100-1900 Old Yankee Drive).**

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

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

### **Public Hearings**

**Special Use – 25 Central Street, Section 5.2.6B, Commercial recreational and cultural buildings and facilities, B2 Zone, .64 acres, McKay**

**Motion: Commissioner Levine moved approval of the special use at 25 Central Street under section 5.2.6B, Commercial recreational and cultural buildings and facilities, in the B2 Zone, subject to the following conditions: installation of soundproofing, the doors to remain closed during events, and a one-year time limit.**

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

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

**Text Amendment – Section 5.2.6R, Event spaces, TOW**

**Motion: Commissioner Levine moved approval of the text amendment for section 5.2.6R, Event spaces, as amended.**

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

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

**Text Amendment – Sections 2.2, 8.6J, 10.5.12 & 15.2.3, Landscape contractor’s yard, TOW**

**Motion: Commissioner Levine moved approval of the text amendment for sections 2.2, 8.6J, 10.5.12 & 15.2.3, Landscape contractor’s yard, as amended.**

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

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

### **Minutes**

**February 14, 2024:**

**Motion: Commissioner Levine moved to approve the draft minutes of February 14, 2024 as amended.**

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

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

### **Application Acceptance**

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

**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)**

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 8:11 p.m.**

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

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