

**REGULAR MEETING  
TOWN PLANNING AND ZONING COMMISSION  
MAY 21, 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 – None**
- E. Pre-Application Scrutiny – None**
- F. Re-Approvals/Revisions/Extensions**
  - 1. 3.9 Site Plan – 1215 Kennedy Road**, Parking and signage revisions, I Zone, Amazon/CESO
  - 2. 3.9 Site Plan – 500 Groton Road**, Propane cages and cylinders, I Zone, Amerigas/Target
- G. Site Plans – None**
- H. Minutes**
  1. [April 9, 2024](#)

**II. MISCELLANEOUS**

- A. Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Spring 2024**

### III. PLANNER'S REPORT

#### A. Update on recent development

### IV. BUSINESS MEETING

#### A. Application Acceptance

1. **Special Use – 578 (494) Windsor Avenue**, Section 5.2.6D(2), Full-service restaurant, B2 Zone, Singh
2. **Design Development Detail Plan – 450 & 462 Bloomfield Avenue and 60 & 80 Dunfey Lane**, Multi-family residential development, 201 dwelling units, B2 Zone, 11.61 acres, A.R. Building Co.
3. **Text Amendment – Sections 3.3.5(E)(7), 7.6.4 & 14.2.3(A)(1)(b)**, Tennis/Pickleball Clubs, 20 Day Hill Road, LLC
4. **Special Use – 175 & 176 Addison Road, Sections 8.4D(2)(b)**, Warehousing, wholesaling and/or distribution facilities, I Zone, 39.47 acres & 37.41 acres, Addison Property Owner, LLC

#### B. Old Business – None

### V. PUBLIC HEARINGS

- A. **Design Development Detail Plan – 1100-1900 Old Yankee Drive**, 192 apartment units, PVD Zone, 11.922 acres, Poquonock Commons, LLC – *continued from 4/9/24*
- B. **Amendment to Plan of Conservation and Development (POCD) – 5T & 105 Birchwood Road**, Open space to agricultural & Low density residential to agricultural, 6.95&8.63 acres, AG&AA zones, Davis
- C. **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
- D. **Re-subdivision – 11 Goodwin Drive**, 2 lots, I zone, 62.47 acres, Blueprint Robotics, Inc.

### VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

### VII. ADJOURNMENT