

**ACTION NOTICE
REGULAR MEETING
May 21, 2024
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings

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*

Motion: Commissioner Levine moved approval of the design development detail plan for 1100-1900 Old Yankee Drive with the following conditions: review of the newly submitted elevation and lighting plans by the town staff; resolution of the Town Engineer’s report of March 26, 2024 & May 21, 2024; removal of all of the tobacco netting, oil drums and metal materials that are on the site; and final sign off for staff review.

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

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

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

Motion: Commissioner Levine moved that the application for the amendment to the Plan of Conservation and Development at 5T& 105 Birchwood Road be continued to next month’s meeting.

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

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

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

Motion: Commissioner Levine moved approval of the request for modifications of the subdivision at 903 & 1001 Day Hill Road and 141 Old Poquonock Avenue into two lots in the I Zone, subject to resolution of the comments in the Town Engineer’s memo dated May 7, 2024 and approval of the waiver of the sidewalks along the frontage of Old Poquonock Road.

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

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

Re-subdivision – 11 Goodwin Drive, 2 lots, I zone, 62.47 acres, Blueprint Robotics, Inc.

Motion: Commissioner Levine moved approval of the re-subdivision at 11 Goodwin Drive into two lots for the exclusive purpose of filing mylars on a timely basis.

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

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

Re-Approvals/Revisions/Extensions

3.9 Site Plan Revision – 1215 Kennedy Road, Parking and signage revisions, I Zone, Amazon/CESO – Staff approval

3.9 Site Plan Revision – 500 Groton Road, Propane cages and cylinders, I Zone, Amerigas/Target – Staff approval

Minutes

April 9, 2024:

Motion: Commissioner Levine moved to approve the draft minutes of April 9, 2024 as amended.

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

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

Application Acceptance

Special Use – 578 (494) Windsor Avenue, Section 5.2.6D(2), Full-service restaurant, B2 Zone, Singh

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.

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

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

Special Use – 836 Palisado Avenue, Section 10.5.12, Sale of nursery stock and related products, AG Zone, 19.27 acres, Four Seasons Landscaping, Inc.

Special Use – 37 Maple Avenue, Section 4.5.1, Conversion of existing buildings, R8 Zone, .2 acres, Delany

Special Use – 33 Tunxis Street, Section 15.2.3, Horticultural nurseries and landscape contractor's yards, B2 Zone, 1.9 acres, Philips Lawn Care

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:04 p.m.

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

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