

**REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
JUNE 11, 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 – None**
- G. Site Plans – None**
- H. Minutes**
 1. [Special Meeting May 1, 2024](#)
 2. [May 21, 2024](#)

II. MISCELLANEOUS – None

III. PLANNER’S REPORT

- A. Update on recent development**

IV. BUSINESS MEETING

A. Application Acceptance

1. **Special Use Renewal – 564 Park Avenue**, Section 4.5.7D, Religious Institutions, AG Zone, .7 acres, Singh
2. **Special Use – 851 Marshall Phelps Road**, Section 15.2.16, Group Daycare Home and Child/Adult Daycare Centers, I Zone, 2.43 acres, Creative Hearts Learning Center

B. Old Business – None

V. PUBLIC HEARINGS

- A. [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 – *continued*
- B. [Special Use – 578 \(494\) Windsor Avenue](#), Section 5.2.6D(2), Full-service restaurant, B2 Zone, Singh
- C. [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.
- D. [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
- E. [Special Use Re-approval – 836 Palisado Avenue, Section 10.5.12](#), Sale of nursery stock and related products, AG Zone, 19.27 acres, Four Seasons Landscaping, Inc.
- F. [Special Use – 37 Maple Avenue, Section 4.5.1](#), Conversion of existing buildings, R8 Zone, .2 acres, Delany
- G. [Special Use Re-approval – 33 Tunxis Street, Section 15.2.3](#), Horticultural nurseries and landscape contractor’s yards, B2 Zone, 1.9 acres, Philips Lawn Care

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT