

**ACTION NOTICE  
REGULAR MEETING  
JUNE 11, 2024  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Public Hearings**

**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 approval of the amendment to the Plan of Conservation and Development (POCD) at 5T and 105 Birchwood Road.  
Commissioner Jepsen seconded the motion and it passed 5-0-0.**

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

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

**Motion: Commissioner Levine moved approval of the special use for a full-service restaurant at 578 (494) Windsor Avenue for a period of one year and with the condition that all outstanding issues be addressed with staff and approved.**

**Commissioner Jepsen seconded the motion and it passed 4-0-1 (Jaggon abstained).**

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

**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.**

**Motion: Commissioner Levine moved approval of the Design Development Detail Plan for 450 & 462 Bloomfield Avenue and 60 & 80 Dunfey Lane for multi-family residential development with 201 dwelling units in the B2 Zone, pending resolution of the June 5<sup>th</sup> staff memo, June 10<sup>th</sup> engineering memo and June 11<sup>th</sup> Fire Marshal memo.**

**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 3.3.5(E)(7), 7.6.4 & 14.2.3(A)(1)(b), Tennis/Pickleball Clubs, 20 Day Hill Road, LLC**

**Motion: Commissioner Levine moved approval of the text amendment for Sections 3.3.5(E)(7), 7.6.4 & 14.2.3(A)(1)(b), Tennis/Pickleball Clubs.**

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

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

**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.**

**Motion: Commissioner Levine moved approval of the extension of the special use for Four Seasons Landscaping, Inc. at 836 Palisado Avenue for a period of 10 years.**

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

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

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

**Motion: Commissioner Levine moved approval of the special use at 37 Maple Avenue, conversion of existing building, in the R8 Zone from commercial to residential.**

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

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

**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**

**Motion: Commissioner Levine moved approval of the special use for 33 Tunxis Street for a horticultural nursery and landscape contractor’s yards for a period of 10 years.**

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

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

### **Minutes**

**Special Meeting May 1, 2024:**

**Motion: Commissioner Levine moved to approve the draft special meeting minutes of May 1, 2024 as amended.**

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

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

**May 21, 2024:**

**Motion: Commissioner Levine moved to approve the draft minutes of May 21, 2024 as amended.**

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

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

### **Application Acceptance**

**Special Use Renewal – 564 Park Avenue, Section 4.5.7D, Religious Institutions, AG Zone, .7 acres, Singh**

**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**

**Amendment to Plan of Conservation and Development (POCD) – 114 Upper Broad Street, Update map to include address in Windsor Center Design Development Area, R10 Zone, .21 acres, Vaca (September 10 meeting)**

### **Adjournment**

**Motion: Commissioner Jaggon moved to adjourn the meeting at 8:35 p.m.**

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

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