

**REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 10, 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

1. **Town Owned Real Estate at 1195 Windsor Avenue, Stony Hill School – proposed new lease**

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 SP Revision – 775 Marshall Phelps Road, Add Warehouse, I Zone, 28.36 acres, Industrial VI Enterprises, LLC**

G. Site Plans

1. **[Site Plan – 20 Day Hill Road](#), Indoor Pickleball Facility, RC Zone, 5 acres, 20 Day Hill Road, LLC**

H. Minutes

1. **[July 9, 2024](#)**
2. **[July 30, 2024](#) – Special Session**

II. MISCELLANEOUS – None

III. PLANNER’S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

- 1. 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. Amendment to Plan of Conservation and Development (POCD) – 114 Upper Broad Street,** Add the Windsor Center Design District map to the POCD and amend the map to include 114 Upper Broad Street in the district boundary, R10 Zone, .21 acres, Vaca

- B. Special Use Re-approval – 564 Park Avenue,** Section 4.5.7D, Religious Institutions, AG Zone, .7 acres, Singh

- C. Special Use Re-approval – 60 Ezra Silva Lane,** Section 8.6B, Outdoor storage, I Zone, 14.47 acres, Ezra Silva Lane, LLC

- D. Special Use – 1195 Windsor Avenue,** Section 11.4.1, Nonpublic Uses of Public and Quasi-Public Properties, NZ Zone, .23 acres, Lucinda’s House

- E. Special Use – 234 Rainbow Road,** Section 4.5.16, Increasing Accessory Building Size, R11 Zone, .70 acres, Ploszaj

- F. 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 Academy of Windsor

- G. Special Use – 20 Day Hill Road,** Section 7.6.5, Racket Sports Facility/Club & Section 14.2.3, Requirements for Day Hill Rd., RC Zone, 5 acres, 20 Day Hill Road, LLC

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT