

**ACTION NOTICE
REGULAR MEETING
SEPTEMBER 10, 2024
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

C.G.S. §8-24 Referral Requests

Town Owned Real Estate at 1195 Windsor Avenue, Stony Hill School

Motion: Commissioner Jepsen moved to recommend approval of the lease of the Stony Hill School at 1195 Windsor Avenue as consistent with the Plan of Conservation and Development.

Commissioner Jaggon seconded the motion and it passed 4-0-0.

Vote: Mips, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Site Plan

Site Plan – 20 Day Hill Road, Indoor Pickleball Facility, RC Zone, 5 acres, 20 Day Hill Road, LLC – *continued (see special use application below)*

Public Hearings

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

Motion: Commissioner Levine moved approval of the amendment to the Plan of Conservation and Development concerning 114 Upper Broad Street as described by the applicant.

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

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

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

Motion: Commissioner Levine moved approval of the special use re-approval at 564 Park Avenue for religious institutions for a period of five years.

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

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

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

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

Motion: Commissioner Levine moved approval of the special use at 1195 Windsor Avenue for nonpublic uses of public and quasi-public properties in the NZ Zone for Lucinda's House applicant.

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

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

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

Motion: Commissioner Levine moved approval of the special use at 234 Rainbow Road, increasing the accessory building size in the R11 Zone and resolution and sign off of any outstanding issues by staff.

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

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

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

Motion: Commissioner Levine moved approval of the special use for 851 Marshall Phelps Road, group daycare home and child/adult daycare centers for a period of one year, pending resolution of any outstanding issues by staff.

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

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

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

Motion: Commissioner Mips moved to recess this meeting to October.

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

Vote: Mips, yes; DeCarlo, yes; Hallowell, yes; Jepsen, yes and Tetteh, yes

Minutes

July 9, 2024:

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

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

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

July 30, 2024 Special Meeting:

Motion: Commissioner Levine moved to approve the draft special meeting minutes of July 30, 2024 as amended.

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

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

Application Acceptance

Special Use – 176 Addison Road, Sections 8.4D(2), Warehousing, wholesaling and/or distribution facilities, I Zone, 37.41 acres, Addison Property Owner, LLC

Adjournment

Motion: Commissioner Jepsen moved to adjourn the meeting at 9:31 p.m.

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

Vote: Mips, yes; DeCarlo, yes; Hallowell, yes; Jepsen, yes and Tetteh