

**ACTION NOTICE  
REGULAR MEETING  
OCTOBER 8, 2024  
TOWN PLANNING AND ZONING COMMISSION  
HYBRID MEETING**

**Site Plan**

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

**Public Hearings**

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

**Motion: Commissioner Levine moved approval of the special use re-approval at 60 Ezra Silva Lane, outdoor storage, for a period of one-year.**

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

**Vote: Mips, yes; Levine, yes; Hallowell, yes; Jepsen, yes and Tetteh, 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 Levine moved approval of the special use for the indoor pickleball facility at 20 Day Hill Road in Windsor for a period of one year with the following conditions: the garage doors be closed at 9 p.m.; the patio shall be closed at 9 p.m.; waived requirement that a sidewalk be constructed along Day Hill Road; the bar not be located on the patio but inside with beer and wine service only; final staff review and approval on the final architectural façade, as well as any outstanding staff issues; and final sign off by the Health Department of any requirements that they have concerning the service of alcohol.**

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

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

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

**Motion: Commissioner Levine moved approval of the special use for the master plan for 176 Addison Road, including increasing the total loading dock spaces from 10 to 15 per building for a total not to exceed 30 loading dock spaces, and subject to final staff approval on sound mitigation measures.**

**Commissioner Jepsen seconded the motion and it passed 4-0-1.**

**Vote: Mips, yes; Levine, yes; Jepsen, yes; Tetteh, yes and Hallowell, abstained**

**Special Use – 55 Palisado Avenue**, Section 5.2.6D(1), Limited-service restaurants, B2 Zone, 1.19 acres, Brault

**Motion: Commissioner Levine moved approval of the special use at 55 Palisado Avenue for the service of beer and wine for a period of one-year and the hours of operation would be 11 a.m. to 8:30 p.m.**

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

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

**Design Development Concept Plan – 144 Broad Street, 114 Upper Broad Street and 26 Prospect Street, Mixed-use development, 120 units, B2 & R10 Zones, 3.492 acres, Alford Associates, Inc.**

**Motion: Commissioner Levine moved re-approval of the four waivers that were previously granted on April 11th, 2023 concerning 144 Broad Street, 114 Upper Broad Street and 26 Prospect Street.**

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

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

**Motion: Commissioner Levine moved approval of the redesign of the Design Development Concept Plan for 144 Broad Street, 114 Upper Broad Street and 26 Prospect Street as presented by the applicant.**

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

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

### **Minutes**

**September 10, 2024:**

**Motion: Commissioner Levine moved to approve the draft minutes of September 10, 2024 as amended.**

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

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

### **Adjournment**

**Motion: Commissioner Levine moved to adjourn the meeting at 9:33 p.m.**

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

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