

**REVISED AGENDA
REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
DECEMBER 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. **Acquire State Property** – Realign Violet Street and install sidewalks to further redevelopment of 29 Windsor Avenue
2. **Sell Town-Owned Land** – Upper Broad Street to further redevelopment of Windsor Center Plaza

E. Pre-Application Scrutiny

1. **825 Prospect Hill Road** – townhouse development to build 138 townhomes, AA Zone, 11.51 acres, A.R. Building Co.

F. Re-Approvals/Revisions/Extensions

1. **3.9 SP Revision – 57 Clover Street**, Modify electrical service, NZ Zone, 17 acres, TOW
2. **3.9 SP Revision – 208 Broad Street**, Signage, B2 Zone, Win-Some Finds Thrift Shop
3. **3.9 SP Revision – 205 Baker Hollow Road**, Site Modifications, I Zone, 23 acres, Alford Assoc. Inc.

4. **3.9 SP Revision – 801 Bloomfield Avenue**, Installing electrical service for EV chargers, I Zone, 6.6 acres, Schneider
5. **3.9 SP Revision – 50 Pine Lane**, Add generator and concrete pad, NZ Zone, TOW/AT&T

G. Site Plans – None

H. Minutes

1. [October 8, 2024](#)
2. [October 16, 2024](#) – Special Meeting

I. Adopt 2025 Meeting Schedule

II. MISCELLANEOUS

- A. **Update to Zoning Map**
- B. **Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Fall 2024**
- C. **Connecticut Land Use Law Webinar – March 22, 2025**

III. PLANNER’S REPORT

- A. **Update on recent development**

IV. BUSINESS MEETING

- A. **Application Acceptance – None**
- B. **Old Business –**
 1. **Home-based business (FFL License) – 36 Warham Street**

V. PUBLIC HEARINGS

- A. [Special Use – 1001 Day Hill Road, Section 8.6E](#), Commercial recreational and cultural buildings and facilities, I Zone, 55.7 acres, Dudleytown Brewing Co., LLC
- B. [Design Development Detail Plan – 144 Broad Street, 114 Upper Broad Street and 26 Prospect Street](#), Mixed-use development, 120 units, B2 & R10 Zones, 3.492 acres, Alford Assoc., Inc.
- C. [Subdivision – 853 Stone Road](#), 4 lots, AA & AG Zones, 6.3 acres, Alford Assoc., Inc.
- D. [Special Use – 300 Lamberton Road](#), Section 8.6Y, Warehousing, wholesaling and/or distribution facilities, I Zone, 4 acres, Rosa

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT