

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

C.G.S. §8-24 Referral Requests

Acquire State Property – Realign Violet Street and install sidewalks to further redevelopment of 29 Windsor Avenue

Motion: Commissioner Levine moved to recommend to the Town Council approval of the acquisition of state property, the realignment of Violet Street, and installation of new sidewalks to facilitate the redevelopment of 29 Windsor Avenue as consistent with the Plan of Conservation and Development.

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

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

Sell Town-Owned Land – Upper Broad Street to further redevelopment of Windsor Center Plaza

Motion: Commissioner Levine moved to recommend to the Town Council approval of the sale of town-owned land along Upper Broad Street to facilitate the redevelopment of Windsor Center Plaza as Founders Square as consistent with the Plan of Conservation and Development.

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

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

Public Hearings

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

Motion: Commissioner Levine moved approval of the special use at 1001 Day Hill Road, commercial recreational and cultural buildings and facilities, for a period of one-year.

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

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

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.

Motion: Commissioner Levine moved approval of the Design Development Detail Plan for 144 Broad Street, 114 Upper Broad Street and 26 Prospect Street with the following conditions: continuation of the previous waivers that were approved, resolution of the staff comments from memos dated November 27th and December 4th, and final review of the site plan and architectural.

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

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

Subdivision – 853 Stone Road, 4 lots, AA & AG Zones, 6.3 acres, Alford Assoc., Inc.

Motion: Commissioner Levine moved that the Commission recess the application at 853 Stone Road in Windsor to the January meeting.

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

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

Special Use – 300 Lamberton Road, Section 8.6Y, Warehousing, wholesaling and/or distribution facilities, I Zone, 4 acres, Rosa

Motion: Commissioner Levine moved approval of the special use for 300 Lamberton Road, Warehousing and wholesaling and/or distribution facilities pending resolution of any outstanding issues raise by the town staff.

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

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

Re-Approvals/Revisions/Extensions

3.9 SP Revision – 57 Clover Street, Modify electrical service, NZ Zone, 17 acres, TOW

3.9 SP Revision – 208 Broad Street, Signage, B2 Zone, Win-Some Finds Thrift Shop

3.9 SP Revision – 205 Baker Hollow Road, Site Modifications, I Zone, 23 acres, Alford Assoc. Inc.

3.9 SP Revision – 801 Bloomfield Avenue, Installing electrical service for EV chargers, I Zone, 6.6 acres, Schneider

3.9 SP Revision – 50 Pine Lane, Add generator and concrete pad, NZ Zone, TOW/AT&T

Minutes

October 8, 2024:

Motion: Commissioner Levine moved to approve the draft minutes of October 8, 2024 as amended.

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

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

October 16, 2024 – Special Meeting:

Motion: Commissioner Levine moved to approve the draft minutes of October 16, 2024 as presented.

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

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

Application Acceptance – None

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:00 p.m.

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

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