



RECEIVED  
MAY 06 2024  
TOWN OF WINDSOR  
PLANNING DEPT

**Petition for Text  
Amendment to the  
Zoning/Subdivision  
Regulations/Form-Based  
Code**

**TOWN PLANNING AND ZONING COMMISSION**

This petition is for an amendment to the: Zoning Regulations  Subdivision Regulations  Form-Based Code

20 Day Hill Road, LLC 413-657-4201  
Name of Applicant Phone #  
273 State Street, Springfield, MA jmorneau@cmolawyers.com  
Applicant's Address E-mail Address

Please re-write the entire section with the proposed deletions in [brackets] and proposed additions underlined (you may attach the proposed amendments to this application form).

Text amendment/additions of Sections 7.6; 14.2.3(A)(1)(b); and 3.35(E)(7). see attached

Please explain your reason(s) for amending the text: to address various requirements and limitations for pickleball clubs.

Please explain how this change will improve the Zoning/Subdivision Regulations or Form-Based Code: details the requirement for pickleball clubs in the regulations.

How will the change affect the Town's adopted Plan of Conservation and Development? There is no anticipated impact to the POCD due the proposed text amendments.

[Signature] 05/08/2024  
Applicant's Signature Date

Office Use Only\*\*\*\*\*  
Fee \$ 310 Ck. No. 2161 App. rec'd by: Andrea Comm. Action/Date: \_\_\_\_\_

**Additions are underlined>.**

### **3.3.5 Minimum and Maximum Parking Ratios**

Except as per Section 3.3.1E, in all zones, the following minimum and, where noted, maximum ratios of off-street parking spaces shall be provided and permanently maintained for each respective use.

E

Educational, Cultural, Religious, and Recreational Facilities

- (1) Schools:
  - (a) preschool or kindergarten: two spaces per classroom;
  - (b) elementary, middle or junior high school: one space per three students at maximum capacity or one space per three seats in the largest assembly area (auditorium, gymnasium, or athletic field), whichever is greater;
  - (c) high school: one space per employee plus one space per three students at maximum capacity, or one space per three seats in the largest assembly area (auditorium, gymnasium, or athletic field), whichever is greater; and
  - (d) in the case of a middle and/or high school operated by a Regional Education Service Center pursuant to Connecticut General Statutes, Section 10-66, the following requirements shall apply in lieu of the requirements of Subsections (b) and (c) above: one space per employee plus one space per three seats in the largest assembly area (auditorium, gymnasium, or athletic field);
  - (e) trade school/junior college: one space per two students at maximum capacity.
- (2) Libraries: one space per 500 square feet.
- (3) Theaters, assembly, and meeting halls: one space per three seats.
- (4) Clubs, social, or fraternal organizations:
  - (a) Without catering: one space per member.
  - (b) With catering: one space per member, plus one space

per 250 square feet.

- (5) Religious institution: one space per three seats.
- (6) Recreation and community centers: one space per three seats or one space per 250 square feet, whichever is greater.
- (7) Bowling alleys, billiard parlors, Racket Sports Facility/Club: five spaces per bowling lane and/or three spaces per billiard table, and/or four spaces per Racket Sports court.
- (8) Athletic/health and fitness clubs: one space per 200 square feet.

## **7.6 SPECIAL USES**

The Commission may allow the following uses subject to the provisions of Section 15 and as specified below.

**7.6.1** Extended-stay hotels and their accessory uses as per Section 5.2.6K, full-service hotels and conference centers and their accessory uses as per Section 8.6N, that support the needs of the surrounding developments. The Commission shall determine that the proposed facility is significant in size, conveniently located to both the surrounding development and other business or travel amenities, and designed to high-quality building and landscaping design standards. The minimum total required parking for any facility shall be the sum of the required parking for each use within it. On-site restaurants shall comply with Section 5.2.6D(2). The site shall be located within 500 feet of an interchange of an interstate highway. The minimum standards of the RC Zone shall apply, except for those specified in Section 8.6N.

**7.6.2** General Offices

**7.6.3** Religious institutions are providing increasing services to the community. To promote the use of these services and provide easy access for increasing vehicular trips, these facilities may be approved on sites within Restricted Commercial Zones with frontage on streets classified as arterial in the Plan of Conservation and Development. Approvals shall be subject to the applicable provisions of the underlying Restricted Commercial Zone. (see also Sections 4.5.7D and 10.5.3)

**7.6.4** Racket Sports Facility/Club and its accessory uses, which may include the sale of prepackaged food served in or on disposable wrappers, containers, or plates from a concession stand, snack bar, café, or take our service as per 5.2.6(D)(1)(b) and the sale of alcoholic beverages from a service bar for on premise consumption by members and their guests with a café – bowling alley liquor permit. There shall be no limited entertainment facilities.

### 14.2.3 Requirement for Day Hill Road and Northfield Drive Area Sites

In order to conserve the value of buildings, protect property values and transit usage and pedestrian access within the areas described in Section 14.2.4B(2) the following shall apply.

#### A

Requirements for Day Hill Road Area Sites (see Appendix, page A-30).

#### (1) Uses:

##### (a) Permitted uses:

- (i) offices;
- (ii) call centers;
- (iii) research/development facilities;
- (iv) computer centers;
- (v) office flex space;
- (vi) manufacturing fabricating, compounding, or other treatment of articles, and the storage and distribution thereof;
- (vii) full-service hotels and conference centers; and
- (viii) retail uses as permitted in the underlying zones.

##### (b) Special Uses:

- (i) Warehousing and distribution of articles not produced on the premises, in accordance with the following;
  - 1) The ratio of loading docks to floor area may not exceed one loading dock per 15,000 square feet of floor area.
  - 2) The ratio of trailer storage paves to floor area may not exceed one trailer storage space 7,500 square feet of the floor area.
  - 3) Except for office floor area, second

floors, and mezzanines are prohibited.

- (ii) Racket Sports Facility/Club and its accessory uses, as per Section 7.6.4, if allowed in the underlying zoning district.