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APR 19 2024  
TOWN OF WINDSOR  
PLANNING DEPT

Application for  
Subdivision

**TOWN PLANNING & ZONING COMMISSION**

Alford Associates. Inc., c/o Christian Alford 860-688-7288 ext. 12  
Name of Applicant Phone #  
P.O. Box 484, 200 Pigeon Hill Road, Windsor, CT 06095 calford@snet.net  
Applicant's Address E-mail Address

Are you the... ( ) Owner ( ) Optionee ( ) Buyer (X) Agent ( ) Other

If other please explain: \_\_\_\_\_  
Two Mile Road Realty Associates, LLC (owner of 903 Day Hill Road) 860-491-1404 ext. 102

Owner(s) of Record (if other than applicant) see attachment for additional property owners Phone #  
c/o Mark Greenberg, 184 Fern Avenue, Litchfield, CT 06759 mark@markgreenbergrealestate.com

Owner's Address E-mail Address  
Portions of 903 & 1001 Day Hill Road and 141 Old Poquonock Road 903: M 23/B 133/Lot 3 141: M 24/B 133/Lot 4  
Address of Subject Parcel(s) 1001: M 23/B 133/Lot 1045

Assessor's Parcel Number(s)

MDC Sanitary Sewer Available (X) Yes ( ) No MDC Water Available (X) Yes ( ) No  
37.0+/- acres 2 "I"; Industrial none specified  
Size of Subject Parcel(s) Number of Lots Proposed Zone Zoning Density

Please describe passive solar energy design measures considered (see Sec 4.16): Yes. Roofs will be designed to  
to accommodate solar panels for possible future installation.

Please describe reasons for waivers (if any) of the required Windsor Subdivision Regulations: We are requesting a waiver of  
Section 3.84 for the requirement for sidewalks along the frontage of Old Poquonock Road. Sidewalks are proposed along  
the frontage of Baker Hollow Road but not along Old Poquonock Road. Old Poquonock Road is an unimproved town road.

Christian Alford 4/19/2024  
Applicant's Signature Date

[Signature] 4/19/24  
Owner's Signature Date

Office Use Only\*\*\*\*\*

Fee \$ 700.<sup>00</sup> Chk. No. 23267 App. rec'd by: Andrea Comm. Action/Date: \_\_\_\_\_

Owner of “1001 Day Hill Road”

**1001 Day Hill Road, LLC**

Mailing Address:  
c/o Mark Greenberg  
184 Fern Avenue, Litchfield, CT 06759  
Tel. No. 860-491-1404 ext. 102  
Email address: [mark@markgreenbergrealestate.com](mailto:mark@markgreenbergrealestate.com)

Owner’s Signature:

  
\_\_\_\_\_  
Mark Greenberg  
Representing 1001 Day Hill Road, LLC

4/19/24  
\_\_\_\_\_  
Date

Attachment – Additional property owners  
Page 2 of 2

Owner of “141 Old Poquonock Road”

**Craig A. Landry**

Mailing Address:  
31 Sharon Drive, Tolland, CT 06084

Owner’s Signature:

  
\_\_\_\_\_

4/19/24  
\_\_\_\_\_

By: Two Mile Road Realty Associates, LLC  
c/o Mark Greenberg  
Duly authorized by Craig A. Landry

Date



# Alford Associates, Inc.

- WILSON M. ALFORD, JR., P.E. & L.S.
- CHRISTIAN L. ALFORD, P.E. & L.S.

**ENGINEERS ■ SURVEYORS ■ PLANNERS**

200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485 ■ CALFORD@SNET.NET

April 19, 2024

Town of Windsor  
Town Planning and Zoning Commission  
275 Broad Street  
Windsor, CT 06095

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APR 19 2024

TOWN OF WINDSOR  
PLANNING DEPT

Re: #55 Baker Hollow Road and #141 Old Poquonock Road  
Application for Subdivision

Dear Commissioners:

On behalf of our client, Condyne Capital Partners, LLC, we request a waiver for construction of sidewalks along the frontage of Old Poquonock Road in accordance with §3.8.4.F of the subdivision regulations. Old Poquonock Road is an unimproved town road. Additionally, there are wetlands and a stream crossing located at the southerly corner of the property in close proximity to Old Poquonock Road. The installation of sidewalks would cause significant harm to those adjacent wetlands and wildlife habitat.

Sincerely,

Christian Alford, P.E.