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TOWN OF WINDSOR  
PLANNING DEPT

Application for  
Amendment to the  
Town Plan of  
Conservation and  
Development

**TOWN PLANNING AND ZONING COMMISSION**

144 152 Broad Street LLC - Gregory Vaca, Managing Member (860) 331-1980  
Name of Applicant Phone #

50 Ashley Rd, Windsor, CT 06095 greg@gravaproperties.com  
Applicant's Address E-mail Address

Are you the...  Owner  Optionee  Buyer  Agent  Other

If other please explain: (Applicant/Buyer has executed a binding Purchase & Sale Agreement)

Kevin Ravlin (860) 372-5485  
Owner(s) of Record (If other than applicant) Owner's Phone #

114 Upper Broad Street, Windsor, CT 06095 kravlin92@gmail.com  
Owner's Address E-mail Address

114 Upper Broad Street, Windsor, CT 06095 0.21 acres R-10  
Address of Parcel(s) involved (if any) Size of Parcel(s) Zone of Parcel(s)

Describe proposed change:

That an updated map (attached) of the Windsor Center Design Development Area, found on page A-22 of the Town's zoning regulations, be inserted into the POCD with the Center Core Area updated to include 114 Upper Broad Street.

Applicable chapter(s) or section(s) of Town Plan of Conservation and Development:

Map to be included in Chapter 9 of the POCD.

How will the change affect the Town's adopted Plan of Conservation and Development?

The parcel in question is within the Village Center boundary on POCD page 8-2, and its inclusion into the Center Core Area is consistent with its multifamily neighbors. The Applicant will incorporate the parcel into the Founders Square project, enhancing overall accessibility and housing quality (elevator), improving housing variety (2-bedroom apartments) and increasing the quantity of housing in close proximity to the train station. All are core POCD values for the Center.

(Feel free to attach any additional comments or pertinent information to describe this change)

Gregory Vaca \_\_\_\_\_  
Applicant's Signature Date

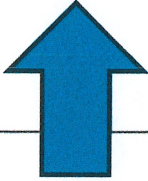
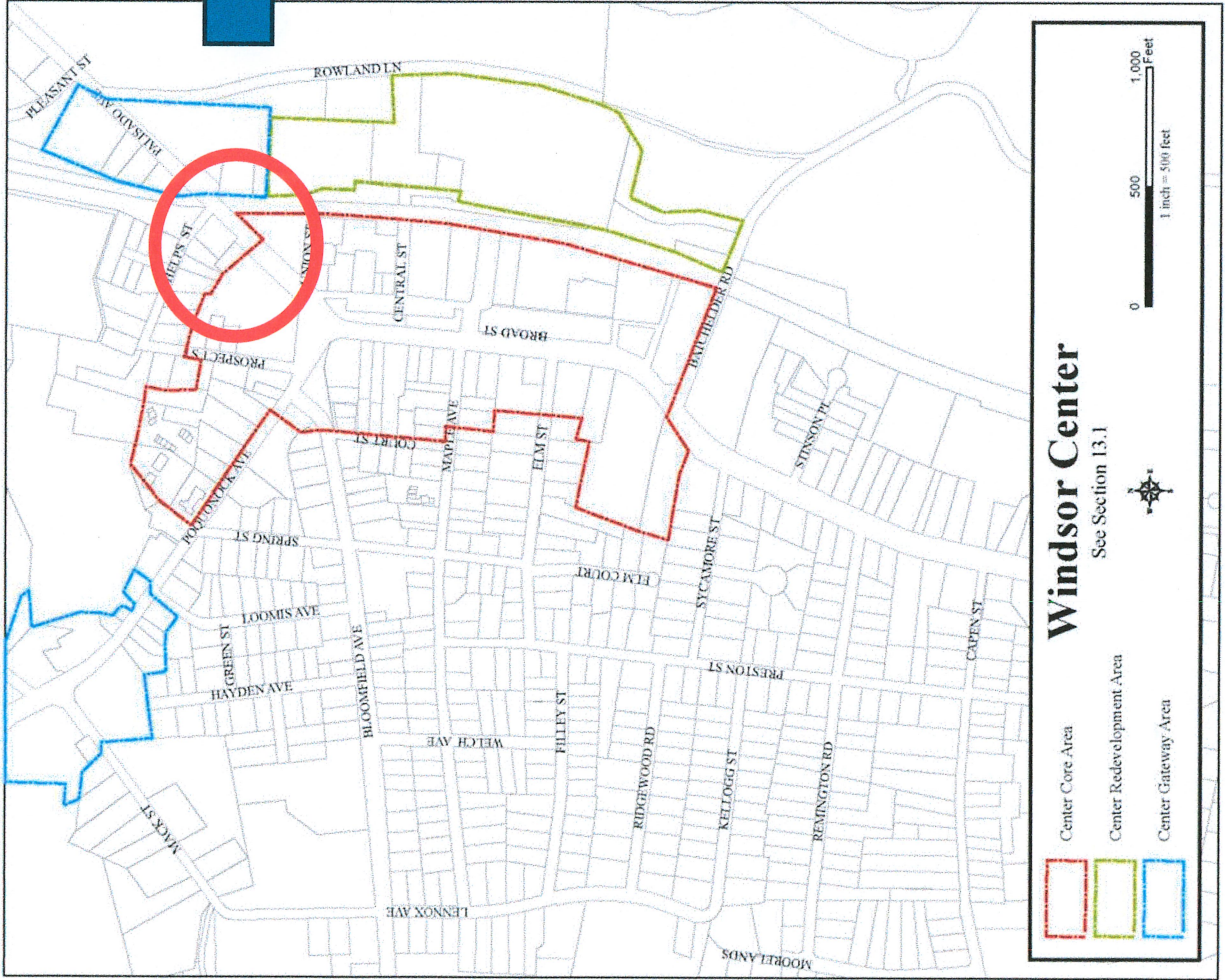
\_\_\_\_\_  
Owner's Signature (if applicable) Date

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

Fee \$ 310 Ck. No. 820 POCD Revision Date: \_\_\_\_\_ Comm. Action Date: \_\_\_\_\_



Windsor Center Design Development Area



Amend to include  
114 Upper Broad  
Street within Center  
Core Area