



Application for a Special Use Permit

TOWN PLANNING & ZONING COMMISSION

Name of Applicant: ADDISON PROPERTY OWNER, LLC Phone #: 860-810-5095

Applicant's Address: P.O. Box 504 GLASTONBURY, CT 06073 E-mail Address: bwainman@b-mrealty.com

Are you the... [X] Owner [ ] Optionee [ ] Buyer [ ] Agent [ ] Other

If other please explain:

Owner(s) of record (if other than applicant): SAME Phone #

Owner's Address E-mail Address

Address of Subject Parcel(s): 175 & 176 ADDISON ROAD

Zone of Subject Parcel(s): I-1 Size of Subject Parcel(s): N/A # of Dwelling Units: Gross Non-Residential Floor Area: 806,859 S.F.

Applicable Section(s) of the Zoning Regulations: 8.4.D & 8.6.Y

Please describe the Special Use and how it will benefit the Town of Windsor:

SEE ATTACHED NARRATIVE

Applicant's Signature: SAME AS OWNER Date

Owner's Signature: Bradford H. Wainman Date: 05/02/24

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

Fee \$ Ck. No. App. rec'd by: Comm. Action/Date:

NARRATIVE ATTACHMENT - SPECIAL USE PERMIT APPLICATION 5/6/2024

175 & 176 ADDISON ROAD

APPLICANT/OWNER: ADDISON PROPERTY OWNER, LLC  
P.O. BOX 504  
GLASTONBURY, CT 06073

ATTN: BRADFORD WAINMAN  
860-810-5095  
[bwainman@h-mrealty.com](mailto:bwainman@h-mrealty.com)

THIS SPECIAL USE APPLICATION IS FOR APPROVAL OF A MASTER PLAN FOR THE CONSTRUCTION OF TWO 150,000 S.F. FLEX WAREHOUSE/MANUFACTURING BUILDINGS TO BE CONSTRUCTED ON THE 35.74 AC. PARCEL (AKA PARCEL B) LOCATED ON THE EASTERLY SIDE OF ADDISON ROAD THAT CURRENTLY CONTAINS A 1,180 SPACE PAVED PARKING LOT. THIS PARKING LOT WAS CONSTRUCTED APPROXIMATELY 25 YEARS AGO FOR EMPLOYEE PARKING WHEN THE 506,859 S.F. BUILDING ACROSS THE STREET WAS USED PRIMARILY FOR GENERAL OFFICE SPACE. IT IS NOW BEING RE-PURPOSED BY THE OWNER/APPLICANT FOR MIXED USE OFFICE, MANUFACTURING AND TO A SMALLER DEGREE WAREHOUSE AND PRODUCT STORAGE.

THE APPLICATION REQUIRES A SPECIAL USE PERMIT PER SECTION 8.4.D (b) SINCE THE APPLICANT IS PROPOSING MORE TRUCK DOCK LOADING SPACES PER 15,000 S.F. OF BUILDING THAN IS ALLOWED BY SITE PLAN APPROVAL ONLY.

SINCE THIS SPECIAL PERMIT IS FOR MASTER PLAN APPROVAL ONLY, THE APPLICANT WILL RETURN FOR INLAND WETLANDS AND SITE PLAN APPROVALS FOLLOWING APPROVAL OF THE MASTER PLAN BY THE COMMISSION. THE PROJECT WILL REQUIRE REVISION TO THE EXISTING CTDOT OSTA CERTIFICATE ISSUED FOR THE PREVIOUS OFFICE BUILDING USE.

THE PROPOSED PROJECT IS A LARGE BENEFIT FOR THE TOWN BECAUSE IT WILL BE CONSTRUCTED ON PROPERTY THAT CURRENTLY CONTAINS A LARGE UNUSED PAVED PARKING LOT CONSTRUCTED FOR A BUILDING USE THAT NO LONGER EXISTS DUE TO CHANGES IN INDUSTRIAL BUSINESS MODELS AND MARKET PLACE REALITIES.