

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 12/01/2019

PENDING PROJECTS

Zoning Text Amendments – applications submitted for text amendments to:

- Add a special use for increased building height to 95 feet for industrial buildings subject to added setback and other conditions
- Modify the development standards for buildings in the ED portion of Great Pond Village

Lilly's – special use application submitted for expansion of soul food restaurant and catering operation at 305 Windsor Avenue

110 Tradeport Drive – site plan approved for 234,000 SF flex industrial building

550 Marshall Phelps Road – special use and wetlands applications approved to allow manufacturing use and truck maintenance facility in W- Zone

903 Day Hill Road – special use application pending for 106-room extended-stay hotel

11 Goodwin Drive – subdivision and site plan approved for 267,000 SF industrial building on 63.85 ac site adjoining the Amazon fulfillment center

775 Marshall Phelps Road – site plan approved for spec industrial building on 28 ac site

PROJECTS UNDER CONSTRUCTION

Great Pond Village – Phase 1 of mixed-use redevelopment of ABB site at 2000 Day Hill to include 230 apartments and community building. Clubhouse complete and leasing for first building has begun.

Fischer Technology – renovation of manufacturing facility at 750 Marshall Phelps Rd

Windsor Police Headquarters – reuse of a portion of 100 Addison Road for a new police headquarters

903 Day Hill Road – sand removal and grading operation underway on 18 acre site.

Verizon Wireless – 20,500 SF addition (\$22.5 M) to mobile switching center at 482 Pigeon Hill Rd

Plaza Theater Building – extensive renovation of vacant building at 280 Broad St for mixed-use including restaurant, theater and apartments

RECENTLY COMPLETED PROJECTS

Former Chevrolet Dealership – demolition of former auto dealership building on 2 acres at 125 Poquonock Avenue in Windsor Center

Limited Service Restaurant – renovations for a Latin cuisine restaurant in former Nate Hayden BBQ space at 144B Broad Street

O’Leary Vincunas, LLC – total renovation of former day care facility at 313 Bloomfield Ave for dental office

Fabbrica, LLC - renovation of 135,600 SF manufacturing/office space at 1 Market Circle

ON-GOING BUSINESS ACTIVITIES

Sardilli Produce and Dairy Co – purchased 225,000 SF former Konica warehouse at 550 Marshall Phelps for \$9.5 M. Site plan approved for expansion to accommodate relocation of pre-cut produce and distribution operation.

Town of Windsor received accreditation from CEDAS for “Best Practices in Land Use and Economic Development.”

995 Day Hill Road – purchase of 32,000 SF office building for \$1.1 M

480 Hayden Station – purchase of 48,000 SF warehouse building for \$1.2 M