

**REVISED AGENDA
REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2025
7:00 P.M. COUNCIL CHAMBERS, TOWN HALL
HYBRID VIRTUAL MEETING
275 BROAD STREET, WINDSOR, CT**

Per the most recent Governor's order, the Commission is now able to conduct hybrid meetings with the Commissioners, applicants and the public to participate either electronically or in-person according to their circumstances concerning COVID-19.

Zoom Instructions

Dialing in by phone only:

1. Please call: **1-646-558-8656**
2. When prompted for participant or meeting ID enter: **828 9835 9389** then press #
3. You will then enter the meeting muted. During Public Comment, press *9 to raise your hand if you wish to speak.

Joining via computer:

Please go to the following link: <https://us02web.zoom.us/j/82898359389>

When prompted for participant or meeting ID enter: **828 9835 9389** then press #

1. If your computer has a microphone for two-way communication and you wish to speak during Public Comment, press **Raise Hand** in the webinar control. If you do not have a microphone, you will need to call in on a phone to speak.

I. NEW BUSINESS

A. Public Communications and Petitions (five-minute time limit per person)

B. Communications and Petitions from the Town Planning and Zoning Commission

C. Zoning Enforcement Officer's Report – None

D. C.G.S. §8-24 Referral Requests

1. **Welch Park Court Rehabilitation** – 1701 Poquonock Avenue

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 SP Revision – 51 Day Hill Road**, Modification to propane tank, I Zone, .25 acres, Kuegler/MDC

G. Site Plans

1. **Site Plan – 89 and 99 Lamberton Road**, Solar array, I Zone, 28.87 and 21.69 acres, Babich – *continued from January 14, 2025 meeting*

H. Minutes

1. **January 14, 2025**

II. MISCELLANEOUS

- A. Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Winter 2025**
- B. Connecticut Federation of Planning and Zoning Agencies (CFPZA) – Annual Conference – March 27, 2025 in Plantsville, CT**

III. PLANNER’S REPORT

- A. Update on recent development**

IV. BUSINESS MEETING

A. Application Acceptance

- 1. Special Use Re-approval – 130 Deerfield Road, Section 15.1.9, Family Center, A Zone, 3.7 acres, Carmon**
- 2. Text Amendment – Sections 13.2.10A and 13.2.10C, Highway Transitional Design Development, Goman+York Property Advisors**
- 3. Text Amendment – Sections 4.4.6 and 4.5.4, Minor and major home-based businesses, TOW (FFL)**

- B. Old Business – None**

V. PUBLIC HEARINGS

- A. Special Use Re-approval – 25 Central Street, Section 5.2.6B, Commercial recreational and cultural buildings and facilities, B2 Zone, .64 acres, McKay**
- B. Special Use – 245 East Barber Street, Section 8.6F, Limited Repair and service of motor vehicles, I Zone, 1.12 acres, Cross Country Automotive, LLC**
- C. Special Use – 27 Sinclair Street, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers**

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT