

**SPECIAL MEETING
TOWN PLANNING AND ZONING COMMISSION
MARCH 18, 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 – None

E. Pre-Application Scrutiny

1. **Special Use – 50 Wilton Road**, Section 4.5.11, Bed and Breakfast Establishments, R10 Zone, .25 acres, Reault

F. Re-Approvals/Revisions/Extensions

1. **3.9 SP Revision – 1075 Kennedy Road**, Drive Up Stalls, PUD Zone, 21.87 acres, Kimley-Horn and Associates
2. **3.9 SP Revision – 100 Helmsford Way**, EV charging stations, I Zone, 24.02 acres, Madonia
3. **3.9 SP Revision – 1701 Poquonock Avenue**, Welch Park rehabilitation and courts, NZ Zone, 9.61 acres, TOW

Public Act 75-312 requires notice of Special Meetings to be posted in the Town Clerk's Office not less than 24 hours prior to the time of such meeting. No other business shall be considered at this meeting than that listed on this agenda.

4. **3.9 Revision to an Approved Subdivision – 28 Cook Hill Road**, Add groundwater removal system, O’Neill

G. Site Plans

1. **Site Plan – 300 Lamberton Road**, Parking lot and loading dock modifications, I Zone, 4 acres, Alford Associates, Inc.
- i) Request for waiver of zoning regulations Section 3.3.3E, Feeder Drives, requiring feeder drives that are longer than 45 feet to provide continuous directional circulation.

H. Minutes

1. **February 11, 2025**

II. MISCELLANEOUS – None

III. PLANNER’S REPORT

A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. **Special Use – 55 Palisado Avenue**, Section 5.2.6D(1)(c), Limited-Service Restaurants, B2 Zone, 1.19 acres, Brault
2. **Design Development Concept Plan – 1 and 10 Targeting Centre & 465 Bloomfield Avenue**, Mixed-use development, RC & B2 Zone, 11.81 acres, Alford
3. **Special Use – 159 Broad Street, Section 5.2.6J**, Conversion of existing buildings to residential units, B2 Zone, .36 acres, Bowin

B. Old Business – None

V. PUBLIC HEARINGS

- A. **Special Use – 27 Sinclair Street**, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers – *recessed from February 11, 2025 meeting*
Applicant requested to postpone to April 8, 2025 meeting.
- B. **Special Use Re-approval – 130 Deerfield Road**, Section 15.1.9, Family Center, A Zone, 3.70 acres, Carmon
- C. **Text Amendment – Sections 13.2.10A(2)(b) & 13.2.10C(2)**, Highway Transitional Design Development, Goman +York Property Advisors

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT

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