

**REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
APRIL 8, 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 – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Subdivision Revision – 28 Cook Hill Road, Add groundwater removal system, O'Neill**

G. Site Plans – None

H. Minutes

1. [March 18, 2025](#)

II. MISCELLANEOUS – None

III. PLANNER'S REPORT

- A. Update on recent development**
- B. Airbnbs – discussion of possible zoning amendments**

C. FFL – Federal Firearms License text amendment discussion

IV. BUSINESS MEETING

A. Application Acceptance

1. **Special Use – 1 & 10 Targeting Centre and 465 & 475 Bloomfield Avenue**, Sections 15.2.6, Shared required parking and 15.2.7 Reduced parking requirements, B2 & RC Zones, Alford Associations, Inc.
2. **Special Use – 475 Bloomfield Avenue**, Section 5.1.6A, Establishments with drive-through windows, B2 & RC Zones, Alford Associates, Inc.
3. **Special Use – 465 Bloomfield Avenue**, Section 5.1.6A, Establishments with drive-through windows, B2 & RC Zones, Alford Associates, Inc.

B. Old Business – None

V. PUBLIC HEARINGS

- A. **Special Use – 27 Sinclair Street**, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers – *continued from February 11, 2025 meeting*
- B. **Special Use – 159 Broad Street**, Section 5.2.6J, Conversion of existing buildings to residential units, B2 Zone, .36 acres, Bowin
- C. **Special Use – 55 Palisado Avenue**, Section 5.2.6D(1)(c), Limited-service restaurants, B2 Zone, 1.19 acres, Brault
- D. **Design Development Concept Plan – 1 & 10 Targeting Centre and 465 Bloomfield Avenue**, Mixed-use development, RC & B2 Zones, 11.81 acres, Alford Associates, Inc.

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT