

REVISED AGENDA
REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
MAY 20, 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. **Prospect Hill Road Rehabilitation**
2. **150 Broad Street Electrical Easement and Pedestrian Right-of-Way**

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan Revision – 4 Batchelder Road, Addition, NZ Zone, Loomis**
2. **3.9 Site Plan Revision – 1095 Kennedy Road, Add recycling station, PUD Zone, Count & Crush, LLC**
3. **3.9 Site Plan Revision – 300 Lamberton Road, Parking and loading dock revisions, I Zone, Alford Associates, Inc.**

G. Site Plans – None

H. Minutes

1. [April 8, 2025](#)
2. [April 24, 2025](#) – Special Meeting

II. MISCELLANEOUS

- A. **Connecticut Federation of Planning and Zoning Agencies** – spring 2025 newsletter

III. PLANNER'S REPORT

- A. Update on recent development
- B. Airbnbs – discussion of possible zoning amendments
- C. FFL – Federal Firearms License text amendment

IV. BUSINESS MEETING

A. Application Acceptance

1. **Site Plan – 176 Addison Road**, Flex industrial, I Zone, 37.41 acres, 175 Addison Property Owner, LLC
2. **Subdivision – 176 Addison Road**, Create 60' right-of-way on Addison Road, I Zone, 37.41 acres, 175 Addison Property Owner, LLC
3. **Special Use – 550 Marshall Phelps Road**, Section 3.7.2H, Freestanding sign, W Zone, Bodum
4. **Site Plan – 29 Windsor Avenue**, Phase II, Commercial, B2 Zone, 11.98 acres, Dijon, LLC
5. **Special Use – 67 Rainbow Road and 1911 Poquonock Avenue**, Section 15.2.10, Temporary or portable commercial amusements on private property, AG Zone, 52 acres, Campiti

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. **Design Development Concept Plan – 1 & 10 Targeting Centre and 465 Bloomfield Avenue**, Mixed-use development, RC & B2 Zones, 11.81 acres, Alford Associates, Inc.
- C. **Special Use – 465 Bloomfield Avenue (portions of 465 Bloomfield Avenue & 1 Targeting Centre)**, Section 5.1.6A, Drive-through windows, B2 & RC Zones, Alford Associates, Inc.
- D. **Special Use – 1 Targeting Centre (portions of 465 Bloomfield Avenue & 1 Targeting Centre to become 475 Bloomfield Avenue)**, Section 5.1.6A, Drive-through windows, B2 Zone, Alford Associates, Inc.
- E. **Special Use – 1 & 10 Targeting Centre and 465 Bloomfield Avenue (includes future 475 Bloomfield Avenue address)**, Section 15.2.6, Shared required parking and Section 15.2.7, Reduced parking, B2 & RC Zones, 11.81 acres, Alford Associates, Inc.
- F. **Zone Change – 550 Marshall Phelps Road**, Warehouse to Industrial Zone, 29.75 acres, DiBattisto
- G. **Text Amendment** – Section 8.6E, Commercial recreational and cultural buildings and facilities, and Section 8.6M, Limited retail sales, I Zone, DeBattisto

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT