

**ACTION NOTICE
REGULAR MEETING
MAY 20, 2025
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Communications and Petitions

Motion: Commissioner Levine moved that the re-application fee for 27 Sinclair Street be reduced in half to \$105.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

8-24s

Prospect Hill Road Rehabilitation

Motion: Commissioner Levine moved that the Planning and Zoning Commission of the Town of Windsor, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommends the Windsor Town Council agree to incorporate the installation of sidewalks and curb ramps as part of Project No. L164-0009.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

150 Broad Street Electrical Easement and Pedestrian Right-of-Way

Motion: Commissioner Levine moved that the Planning and Zoning Commission of the Town of Windsor, pursuant to the provisions of Section 8-24 of the General Statutes of Connecticut, recommends the Windsor Town Council agree to accept the electric easement and pedestrian right-of-way as depicted on “Easement Map, prepared for Grava Properties, 150 Broad Street and 114 Upper Broad Street, Windsor, CT, by Alford Associates, Inc., dated 4/4/2025, revised 5/15/2025, scale 1”=30’.”

Commissioner Jaggon seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Public Hearings

Special Use – 27 Sinclair Street, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers – *continued from February 11, 2025 meeting*

Motion: Commissioner Levine moved to deny the application without prejudice due to a failure to comply with the public notice requirements.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Design Development Concept Plan – 1 & 10 Targeting Centre and 465 Bloomfield Avenue, Mixed-use development, RC & B2 Zones, 11.81 acres, Alford Associates, Inc.

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.

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.

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.

Motion: Commissioner Levine moved to continue the design development concept plan and special uses for 1 & 10 Targeting Centre and 465 Bloomfield Avenue until the June 10th meeting.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Zone Change – 550 Marshall Phelps Road, Warehouse to Industrial Zone, 29.75 acres, DiBattisto

Motion: Commissioner Levine moved approval of the zone change for 550 Marshall Phelps Road from warehouse (W) to Industrial (I).

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Text Amendment – Section 8.6E, Commercial recreational and cultural buildings and facilities, and Section 8.6M, Limited retail sales, I Zone, DeBattisto

Motion: Commissioner Levine moved approval of the text amendment as presented by the applicant.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Re-Approvals/Revisions/Extensions

3.9 Site Plan Revision – 4 Batchelder Road, Addition, NZ Zone, Loomis

3.9 Site Plan Revision – 1095 Kennedy Road, Add recycling station, PUD Zone, Count & Crush, LLC

3.9 Site Plan Revision – 300 Lamberton Road, Parking and loading dock revisions, I Zone, Alford Associates, Inc.

Minutes

April 8, 2025:

Motion: Commissioner Levine moved to approve the draft minutes of April 8, 2025 as amended.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

April 24, 2025:

Motion: Commissioner Levine moved to approve the draft special meeting minutes of April 24, 2025 as amended.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Application Acceptance

Site Plan – 176 Addison Road, Flex industrial, I Zone, 37.41 acres, 175 Addison Property Owner, LLC

Subdivision – 176 Addison Road, Create 60' right-of-way on Addison Road, I Zone, 37.41 acres, 175 Addison Property Owner, LLC

Special Use – 550 Marshall Phelps Road, Section 3.7.2H, Freestanding sign, W Zone, Bodum

Site Plan – 29 Windsor Avenue, Phase II, Commercial, B2 Zone, 11.98 acres, Dijon, LLC

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

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:04 p.m.

Commissioner Jaggon seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes