

**SPECIAL MEETING MINUTES
TOWN PLANNING AND ZONING COMMISSION
APRIL 24, 2025
6:30 P.M. HYBRID MEETING
275 BROAD STREET, WINDSOR, CT**

Present: Commissioners Mips, Levine, and Jepsen and Alternate Commissioners Harvey and Hallowell
Absent: Commissioners Jaggon and DeCarlo and Alternate Commissioner Tetteh

Also Present: Town Planner Todd Sealy, Assistant Town Planner Mitchell Vye and Economic Development Director Patrick McMahon

I. NEW BUSINESS

Commissioner Mips opened the meeting at 6:40 p.m.

A. & B. Day Hill Road Corridor Study Presentation and Commission Discussion

Town Planner Todd Sealy explained that during the meeting they would review the findings of the Day Hill Road Corridor Study, discuss the background of current regulations, share initial thoughts on next steps and talk through possible zoning solutions. He introduced Economic Development Director Patrick McMahon to begin the presentation.

Mr. McMahon explained Day Hill Road corridor covers about 3,000 acres and discussed the area, how the study was conducted, importance of this area and market opportunities summary.

Commissioner Levine commented that she did not see anything about education or schools and asked if it was out of the realm of possibilities to have in that area. Mr. McMahon replied that there is potential for that but if it were to be an educational or government facility that it could be non-taxable. He said it does not mean not to go down that road but it is certainly something to consider.

Commissioner Levine recalled that there had been an automotive training facility on Day Hill Road and Mr. McMahon replied yes and that it was called Barron Institute and was there for many years, but that it had been out of business for quite a while.

Commissioner Jepsen asked about senior living and Mr. McMahon replied that senior living could be a number of things. He stated there are active adult communities, and that there is a range of senior housing options.

Commissioner Jepsen stated that it would not have to be like the Housing Authority where they have very stringent rules and Mr. McMahon replied correct and that a developer could do full market rate senior housing and that there were many options.

Mr. McMahon reviewed the Corridor-wide guiding principles with the Commission and the importance of maintaining standards to any new development. He said they heard a lot about the importance and access to nature and open space. He listed all of the places in Windsor that have trails and open space.

He also spoke of the importance of connectivity and mentioned a trail network that could connect through Day Hill Road.

Commissioner Jepsen asked about impacts the local housing market with apartments and Mr. McMahon replied that the concept is the more housing units that are generated is supposed to help deflate the costs across the board.

Mr. McMahon also discussed area-specific guiding principles and highlighted Great Pond, South Side of Day Hill Road, Targeting Centre and Hotel Cluster. He reviewed the Preserve at Great Pond and discussed what is there now and what is planned. He stated that the south side of Day Hill Road consists of mostly flex industrial uses and that the recommendation for this area would be to maintain it for opportunities of industry.

Commissioner Levine shared that the Great Pond area and the upper end of Day Hill Road seemed to lend itself to more of a residential area.

Mr. McMahon continued to discuss the hotel cluster where we already have the Marriott, the Courtyard by Marriott, the Hyatt House, and the Hilton Garden Inn. He stated that Windsor has more hotel rooms than the city of Hartford. He stated that this area already has more transient residential, and that it might make more sense for more residential purposes.

Commissioner Levine commented that there had been a proposal to house soccer players at the facility on the bottom floor of 1001 Day Hill Road and she asked where that would fit into the plan. Mr. McMahon responded that he believed other housing had been acquired for them.

Mr. McMahon continued to discuss the Targeting Centre area. He stated that they had been used as offices and that there is a current request to convert them to apartments and to potentially add another building and add some retail along Bloomfield Avenue. He stated that the study showed that this would be an appropriate use of Targeting Centre.

Mr. McMahon also discussed a few other focus areas – Waterside Crossing, Goodwin-Baker Hollow and Voya Village. He reviewed the Waterside Crossing area and reported that the study found adaptive reuse potential at 1 and 3 Waterside Crossing. He showed a slide that listed the potential uses for properties in that area. He continued to the Goodwin-Baker Hollow Road area where the Day Hill Dome, Fast Pitch Nation and Dudley Town Brewery is located, and he discussed two parcels that are still developable. He stated that the whole area is the commercial recreation overlay zone and could see more of that recreational type uses or retail uses, as well as manufacturing uses.

Mr. McMahon continued to the focus area of Voya Village and noted that the Voya property number 3 is on the market. He discussed potential uses such as research and development, light industrial or residential. He noted that the Konica building developer is interested in conversion to residential and maybe have a portion of it with mixed-use. He said that it would require zoning tweaks as multi-family residential is not allowed in this area.

Commissioner Levine asked about the status of the other Konica building on the opposite side of Marshall Phelps Road and Mr. McMahon replied that it had been purchased by Bodom, a Swiss company that does coffee makers, French presses and kitchenware, and they have established a distribution facility. He said a portion of it is also leased to GXO, which is a distribution company.

Commissioner Levine asked if it was currently a distribution center or manufacturing and Mr. McMahon said that it is currently distribution, but that they do have some designs to do some manufacturing there.

Mr. McMahon shared some of the general overall recommended actions, which included encouraging mixed-use and continuing to look for opportunities to strengthen all of the different segments of the market, limit high-volume distribution, continue to support Great Pond Village development, and facilitate the reuse of vacant office properties. Mr. McMahon stressed that Windsor is not the only one facing this vacant office property issue and that it is a national issue. He said other recommended actions were to continue business retention and expansion, attract advanced manufacturing and industrial users, enhance green space and placemaking, improve walkability and connectivity, address truck parking challenges, consider rebranding away from a corporate-only image, develop a district identity with district hubs.

Commissioner Jepsen asked if there had been a written report and Mr. McMahon said yes and that it would be ready by the end of the month, and that it would be distributed to the Commission.

Town Planner Todd Sealy discussed the town's current zoning, zoning history, and the tools available to the Commission to make revisions to the regulations to encompass some of the recommended actions from the Study.

Commissioner Jepsen commented that after reading the report, he would like to have a workshop-like meeting to talk about the findings without the formality and other commissioners agreed.

Mr. McMahon commented that part of the reason this Study was done ahead of the POCD is because of developer interest and that it could be a challenge, but thought we could meet it to deal with something like Targeting Centre simultaneously with some of the more long-term goals.

Mr. Sealy discussed how they might address the areas of Voya Village and Waterside Crossing by adding an overlay zone or design development to set some of the densities and potential for mixed-uses. He said for the area of Goodwin Baker Hollow that there are some things that are working well now, and that they might look to modifying some of the special uses. He stated that he could see potentially looking at two or three design development districts but that it would require a multi-pronged approach with our regulations to address those areas.

Public Comment:

Lynn Carey of 11 Hudson Lane asked if we had thought about trying to find a way to keep the people of Windsor in Windsor when it comes to dining and shopping. She said she would like to spend her money in Windsor.

Commissioner Mips commented that Windsor used to have lots of little shops and then shopping centers were invented and it was lost.

Commissioner Jepsen commented that he recently learned there are 54 restaurants in town and that on the Marriott's website they list all the restaurants that are in town.

Ms. Carey thought it would be helpful to the residents to have this information available to them and utilize the resources we have here in town.

Commissioner Levine commented that she thought that is what they were trying to do with the downtown district but that it had been a very slow go.

Commissioner Jepsen said there have been some tough years between COVID-19, people working at home, and that it is a whole new environment.

Mr. Sealy thanked Ms. Carey for her comments and said he agreed. He said of the strategies that the consultant laid out was this idea of placemaking and creating spaces that you can live, work and play. He said we could envision in the corridor that somebody could live up there and have access to the goods and services needed, and hop on the bike trail and maybe bike to work.

Ms. Carey also thought it would be helpful to have a central location for restaurants and shops and not have to drive all over town.

Tracey Zotter of 28 Spring Street asked if there were plans in Windsor to have a complex for senior housing or assisted living where residents can buy an apartment and have amenities they need within the complex like a pharmacy and a small grocery store.

Commissioner Mips replied that it was a very good ideas and that they should put it in with other recommendations.

Mr. McMahon stated that now that this study has been completed that developers of senior housing will understand that Windsor is receptive, and that there is a clear indication that in portions of this corridor, and maybe elsewhere in the community, that they should be contacting my office and exploring different parcels and layouts and find locations that we think will be an added amenity for seniors in the community.

Mr. Sealy read a letter into the record dated April 24, 2025 from Wilson Alford, Jr. on behalf of Mark Greenberg and the 1001 Day Hill Road complex. He asked the Commission to revisit and consider allowing the construction of residential homes on the property.

II. PUBLIC COMMUNICATIONS AND PETITIONS – None

III. ADJOURNMENT

Motion: Commissioner Levine moved to adjourn the meeting at 8:13 p.m.

Commissioner Jepsen seconded the motion and it passed 3-0-0.

TP&ZC

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Respectfully submitted, _____, Andrea D. Marcavitch, Recording Secretary on April 24, 2025.

Jill Levine, Secretary