

**REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
JULY 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

1. Public Improvements Associated with Addison Road

E. Pre-Application Scrutiny – None

F. Re-Approvals/Revisions/Extensions

1. **3.9 Site Plan Revision – 92 Deerfield Road**, Site modifications, I Zone, 19.76 acres, IRG/Realty
2. **3.9 Site Plan Revision – 550 Marshall Phelps Road**, Add outdoor patio and freestanding sign, I Zone, Bodum USA, Inc.

G. Site Plans – None

H. Minutes

1. [June 10, 2025](#)

II. MISCELLANEOUS – None

III. PLANNER'S REPORT

- A. Update on recent development

IV. BUSINESS MEETING

A. Application Acceptance

1. **Special Use – 494 (578) Windsor Avenue**, Section 5.2.6D(2), Full-service restaurant entertainment, B2 Zone, Singh
2. **Special Use Re-approval – 6 Spring Street**, Section 4.5.1, Conversion of existing buildings, R8 Zone, .24 acres, Zheng
3. **Site Plan – 60 Ezra Silva Lane**, New 100'x330' warehouse, I zone, Ezra Silva Lane, LLC

- B. **Old Business** – None

V. PUBLIC HEARINGS

- A. **Design Development Concept Plan – 1 & 10 Targeting Centre and 465 Bloomfield Avenue**, Mixed-use development, RC & B2 Zones, 11.81 acres, Alford Associates, Inc. – *continued from June 10, 2025*
- B. **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. – *continued from June 10, 2025*
- C. **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. – *continued from June 10, 2025*
- D. **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. – *continued from June 10, 2025*
- E. **Special Use – 144 (150) Broad Street**, Section, 5.2.6D(1), Limited-service restaurant, B2 Zone, Moneta Moments, LLC
- F. **Special Use – 27 Sinclair Street**, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers
- G. **Special Use – 200 Rainbow Road**, Section 4.5.16, Increasing accessory building size, R11 Zone, 1.56 acres, Enders
- H. **Special Use – 63 Lighthouse Hill Road**, Section 4.5.16, Increasing accessory building size, A Zone, .67 acres, Bramucci
- I. **Text Amendment – Section 8.6E**, Commercial recreational and cultural buildings and facilities, I Zone, Donegan

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT