

**REGULAR MEETING
TOWN PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 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 Site Plan Revision – 550 Marshall Phelps Road**, Site modifications - silos, I Zone, Bodum USA
2. **3.9 Site Plan Revision – 48 Skitchewaug Street**, Install pavilion, R8 Zone, TOW
3. **3.9 Site Plan Revision – 1101 Kennedy Road**, Install solar-powered scoreboard, NZ Zone, Hofsiss
4. **3.9 Site Plan Revision – 100 Helmsford Way**, Site modifications, I Zone, Amazon
5. **3.9 Site Plan Revision – 50 Sage Park Road**, Driveway expansion, NZ Zone, TOW

G. Site Plans

1. [Site Plan – Ezra Silva Lane](#), Add 100'x 330' warehouse, I Zone, Ezra Silva Lane, LLC

H. Minutes

1. [July 8, 2025](#)
2. [August 12, 2025](#) – Special meeting

II. MISCELLANEOUS

- A. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter – Summer 2025**

III. PLANNER’S REPORT

- A. Update on recent development**
- B. Reschedule November 11 Meeting – 11/12 (Wed.) or 11/18 (Tues.) available**

IV. BUSINESS MEETING

- A. Application Acceptance – None**
- 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 July 8, 2025 meeting
- B. Text Amendment – Add section 8.6L**, Adaptive reuse of vacant, underutilized, or obsolete industrial facilities, Brady Sullivan Properties
Continued from August 12, 2025 meeting
- C. Special Use – 67 Rainbow Road and 1911 Poquonock Avenue**, Section 15.2.10, Temporary or portable commercial amusements on private property, AG Zones, 52 acres, Campiti
- D. Special Use Re-approval – 6 Spring Street**, Section 4.5.1, Conversion of existing buildings, R8 Zone, .24 acres, Zheng
- E. Special Use Re-approval – 226 Broad Street, Section 5.2.6D(2), Full-service restaurant**, B2 Zone, Madigan
- F. Special Use – 494 (578) Windsor Avenue**, Section 5.2.6D(2), Full-service restaurant entertainment, B2 Zone, Singh
- G. Subdivision – 445 Poquonock Avenue**, Create 3 lots, AA Zone, 7.80 acres, Alford Associates, Inc.
- H. Special Use – 445 Poquonock Avenue**, Section 4.5.14, Flag Lots, AA Zone, 7.80 acres, Alford Associates, Inc.
- I. Special Use – 445 Poquonock Avenue**, Section 4.5.14, Flag Lots, AA Zone, 7.80 acres, Alford Associates, Inc.
- J. Special Use – 43 Court Street, Section 4.5.1, Conversion of existing buildings & Section 4.5.6, Professional offices**, R8 Zone, .20 acres, Marrero
- K. Special Use – 280 Pigeon Hill Road, Section 4.5.16, Increasing accessory building size**, AA Zone, 2.4 acres, Maldonado
- L. Text Amendment – Add Section 14.2.3A(1)(b)(i)(4), Requirement for Day Hill Road Area Sites**, Alford Associates, Inc.

VI. PUBLIC COMMUNICATIONS AND PETITIONS (if not completed)

VII. ADJOURNMENT