

**ACTION NOTICE
REGULAR MEETING
JULY 8, 2025
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

8-24

Public Improvements Associated with Addison Road

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 roadway improvements, rights-of-ways and easements as depicted on “Subdivision – Town R.O.W. Plan, property of 175 Addison Property Owner, LLC, 175 & 176 Addison Road, Windsor, CT, sheets SUB-1 and SUB-2 by F.A. Hesketh & Associates, Inc., dated 5/2/2023, revised 7/1/2025, scale 1”=100’.”

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Public Hearings

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

Motion: Commissioner Levine moved to approve the Design Development Concept Plan for 1 and 10 Targeting Centre and 465 Bloomfield Avenue with the following conditions: consider reducing the size of the larger retail building, the developer provide a buffer for neighbors to provide privacy and sound barrier, the developer research the possibility of a right-turn lane exiting the complex, and resolution of all outstanding issues raised by town staff as noted in their memos.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

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.

Motion: Commissioner Levine moved the approval of the special use at 465 Bloomfield Avenue, the drive-through window in the B2 and RC Zones.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

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.

Motion: Commissioner Levine moved the approval of the special use at 1 Targeting Centre, the drive-through window in the B2 Zone.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

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 the approval of the special use at 1 and 10 Targeting Centre and 465 Bloomfield Avenue, shared required parking and reduced parking spaces.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Special Use – 144 (150) Broad Street, Section 5.2.6D(1), Limited-service restaurant, B2 Zone, Moneta Moments, LLC

Motion: Commissioner Levine moved approval of the special use at 144 (150) Broad Street, Moneta Moments, for a limited-service restaurant.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Special Use – 27 Sinclair Street, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers

Application was postponed to the next meeting on September 9, 2025.

Special Use – 200 Rainbow Road, Section 4.5.16, Increasing accessory building size, R11 Zone, 1.56 acres, Enders

Motion: Commissioner Levine moved approval of the special use at 200 Rainbow Road, increasing the accessory building size, in the R11 Zone pending resolution of the outstanding issues raised by staff.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Special Use – 63 Lighthouse Hill Road, Section 4.5.16, Increasing accessory building size, A Zone, .67 acres, Bramucci

Motion: Commissioner Levine moved approval of the special use at 63 Lighthouse Hill Road, increasing the accessory building size, in the A Zone.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Text Amendment – Section 8.6E, Commercial recreational and cultural buildings and facilities, I Zone, Donegan

Motion: Commissioner Levine moved approval of the text amendment to Section 8.6E, Commercial recreational and cultural buildings and facilities, in the I Zone pending resolution of any outstanding issues raised by staff.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Re-Approvals/Revisions/Extensions

3.9 Site Plan Revision – 92 Deerfield Road, Site modifications, I Zone, 19.76 acres, IRG/Realty

3.9 Site Plan Revision – 550 Marshall Phelps Road, Add outdoor patio and freestanding sign, I Zone, Bodum USA, Inc.

Minutes

June 10, 2025:

Motion: Commissioner Levine moved to approve the draft minutes of June 10, 2025 as amended.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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

Application Acceptance

Special Use – 494 (578) Windsor Avenue, Section 5.2.6D(2), Full-service restaurant entertainment, B2 Zone, Singh

Special Use Re-approval – 6 Spring Street, Section 4.5.1, Conversion of existing buildings, R8 Zone, .24 acres, Zheng

Site Plan – 60 Ezra Silva Lane, New 100'x330' warehouse, I Zone, Ezra Silva Lane, LLC

Subdivision – 445 Poquonock Avenue, Create 3 lots, AA Zone, 7.80 acres, Alford Associates, Inc.

Special Use – 445 Poquonock Avenue, Section 4.5.14, Flag Lots, AA Zone, 7.80 acres, Alford Associates, Inc.

Special Use – 445 Poquonock Avenue, Section 4.5.14, Flag Lots, AA Zone, 7.80 acres, Alford Associates, Inc.

Text Amendment – Add section 8.6L, Adaptive reuse of vacant, underutilized, or obsolete industrial facilities, I Zone, Brady Sullivan Properties

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:53 p.m.

Commissioner Jepsen seconded the motion and it passed 4-0-0.

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