

**ACTION NOTICE
REGULAR MEETING
SEPTEMBER 9, 2025
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Site Plan

Site Plan – 84 Ezra Silva Lane, Add 100'x 330' warehouse, I Zone, Ezra Silva Lane, LLC

Motion: Commissioner Levine moved to approve the sidewalk waiver as requested by the applicant for 84 Ezra Silva Lane.

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

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

Motion: Commissioner Levine moved to approve the site plan for 84 Ezra Silva Lane pending resolution of all outstanding issues by town staff.

Commissioner Jepsen 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

Motion: Commissioner Levine moved to deny without prejudice the special use application for 27 Sinclair Street.

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

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

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

Motion: Commissioner Levine moved to approve the text amendment to amend Section 8.6L, Adaptive reuse of vacant, underutilized, or obsolete industrial facilities.

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

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

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

Motion: Commissioner Levine moved to approve the special use at 67 Rainbow Road and 1911 Poquonock Avenue for the installation of a temporary and portable commercial slide in the AG zones, subject to any outstanding issues by the town.

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

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

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

Motion: Commissioner Levine moved to approve the special use re-approval at 6 Spring Street for a period of 10 years, subject to resolution of any outstanding issues.

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

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

Special Use Re-approval – 226 Broad Street, Section 5.2.6D(2), Full-service restaurant, B2 Zone, Madigan

Motion: Commissioner Levine moved to approve the special use re-approval at 226 Broad Street for a period of 10 years, pending resolution of the issue concerning the dumpster.

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

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

Special Use – 494 (578) Windsor Avenue, Section 5.2.6D(2), Full-service restaurant entertainment, B2 Zone, Singh – *The application was postponed to the next meeting on October 14, 2025.*

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

Motion: Commissioner Levine moved to approve the subdivision application for 445 Poquonock Avenue.

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

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

Motion: Commissioner Levine moved to approve the sidewalk waiver as requested by the applicant due to the fact that the roadway is not amenable to a sidewalk, and there are no other sidewalks in the area.

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

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

Special Uses (2) – 445 Poquonock Avenue, Section 4.5.14, Flag Lots, AA Zone, 7.80 acres, Alford Associates, Inc.

Motion: Commissioner Levine moved to approve the special uses for two flag lots at 445 Poquonock Avenue with the following conditions: installation of the appropriate landscaping to screen each of the two new houses, resolution of any outstanding staff comments and issues raised by the Engineering Department, and installation of sprinklers in the new houses.

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

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

Special Use – 43 Court Street, Section 4.5.1, Conversion of existing buildings & Section 4.5.6, Professional offices, R8 Zone, .20 acres, Marrero

Motion: Commissioner Levine moved to approve the special use for 43 Court Street with the following conditions, that the applicant work with the staff to address parking concerns and compliance with the ADA requirements, and any other outstanding issues that were raised by town staff. This special use is for a time period of one year.

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

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

Special Use – 280 Pigeon Hill Road, Section 4.5.16, Increasing accessory building size, AA Zone, 2.4 acres, Maldonado

Motion: Commissioner Levine moved to approve the special use at 280 Pigeon Hill Road, pending resolution of all the outstanding issues raised in the staff comments.

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

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

Text Amendment – Add Section 14.2.3A(1)(b)(i)(4), Requirement for Day Hill Road Area Sites, Alford Associates, Inc.

Motion: Commissioner Levine moved to approve the text amendment to add section 14.2.3A(1)(b)(i)(4) pertaining to the requirement for Day Hill Road area sites, as the clean copy shows.

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 – 550 Marshall Phelps Road, Site modifications - silos, I Zone, Bodum USA

3.9 Site Plan Revision – 48 Skitchewaug Street, Install pavilion, R8 Zone, TOW

3.9 Site Plan Revision – 1101 Kennedy Road, Install solar-powered scoreboard, NZ Zone, Hofsis

3.9 Site Plan Revision – 100 Helmsford Way, Site modifications, I Zone, Amazon

3.9 Site Plan Revision – 50 Sage Park Road, Driveway expansion, NZ Zone, TOW

Minutes

July 8, 2025:

Motion: Commissioner Levine moved to approve the draft minutes of July 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

August 12, 2025:

Motion: Commissioner Levine moved to approve the draft special meeting minutes of August 12, 2025 as presented.

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

Special Use – 150 (144) Broad Street, Suite 300, Section 5.2.6D(1), Limited-service restaurants, B2 Zone, 3.23 acres, Sullivan

Text Amendment – Add Section 13.3, Day Hill Design Development, TOW

Special Use – 494 (560) Windsor Avenue, Section 5.2.6B, Commercial recreational and cultural buildings, B2 Zone, Hibbard & Rosa Architects, LLC

Miscellaneous

The Commission unanimously approved that the November meeting be moved from Tuesday, November 11 to Wednesday, November 12 in recognition of Veterans Day.

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 10:00 p.m.

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

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