

PLANNING & ZONING COMMISSION
Town of Windsor Locks
Regular Meeting June 13, 2022
Town Hall, Room 106
7:00 pm

AGENDA

SEE MEETING MATERIALS (separate link on town website)

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes from the April 11, 2022 Regular Meeting
- IV. Public Hearings
 - a. 61 South Main Street – Zone Change #2022-02, Zone Change application from Ind-2 Zone to Bus-2 Zone; Wally Property Management LLC, owner; Attorney Paul W. Smith, applicant; Map 43/Block 89/Lot 11; Ind-2 Zone.
 - b. 1 Hamilton Road – Special Use Permit #2022-01, Special Use Permit to allow for light fixtures up to 24’ in height, Hamilton Sundstrand Corporation, owner; Brian Vavra, applicant; Map 16/Block 1/Lot 2; Ind-1 Zone.
 - c. 110 Old County Circle – Special Use Permit #2022-02, Special Use Permit to allow for light fixtures up to 24’ in height, GWL 110 Old County LLC, owner; Kyle Bruno, applicant; Map 46/Block 125/Lot 16/b; Ind-3 Zone.
- V. Action on Closed Public Hearing Items
- VI. Old Business
 - a. 1 Hamilton Road – Site Plan Modification #2022-01, Site Plan Review for modifications to site plan, Hamilton Sundstrand Corporation, owner; Nick Balboni, P.E., applicant; Map 16/Block 1/Lot 2; Ind-1 Zone. **Extension to 6/13/2022 meeting requested by applicant.**
- VII. New Business
 - a. 61 South Main Street – Site Plan Review #2022-02, Site Plan Review application for drive thru within the Bus-2 Zone; Wally Property Management LLC, owner; Attorney Paul W. Smith, applicant; Map 43/Block 89/Lot 11; Bus-2 Zone.
 - b. 1 National Drive – Site Plan Modification #2022-03, Site Plan Review for a proposed change in use from automotive rental to office with company vehicle storage as an accessory use within the Bus-1 Zone; Vanguard Real Estate Holdings LLC, owner; Titan Realty Trust, applicant; Map 32/Block 66/Lot 10; Bus-1 Zone.
- VIII. Public Input

- IX. Receive New Applications
 - a. 64 South Elm Street – Zone Change #2022-03, Zone Change application from Res AA and Res A to MFSD Zone; M & L Development Corp., owner/applicant; Map 41/Block 78/Lot 106; Res AA and Res A Zone.

- X. Executive Session. Pending Claims and Litigation Discussion Regarding Certificate of Occupancy for Unit 44 Chapman Chase

- XI. Communications and Bills
 - a. Discussion on Cannabis Regulations
 - b. Discussion on opt outs of PA 21-29

- XII. Adjournment