

**PLANNING AND ZONING COMMISSION**  
**June 11, 2018 Meeting Minutes**

*These minutes are not official until approved at a subsequent meeting.*

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Jim Szepanski, and Cindy Cooper

Commission Members Absent: Alexa Brengi, and Kayleigh Royston (Alternate)

Town Staff Present: Jennifer Rodriguez (Town Planner)

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**I. Call to Order**

Chairman Gannuscio called the meeting to order at 7:09 pm.

**II. Roll Call**

Commission roll call was taken.

**III. Approval of Minutes from the April 9, 2018 and May 14, 2018 Regular Meetings**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves the minutes of the April 9, 2018 regular meeting as published.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 3-0; Cooper Abstaining) that the Planning and Zoning Commission approves the minutes of the May 14, 2018 regular meeting as published.

**IV. Public Hearings (none)**

**V. Reviews (none)**

**VI. Action on Closed Public Hearing Items (none)**

**VII. Old Business**

**A. Discussion with Commission and Staff**

Jennifer Rodriguez distributed to the commission a report entitled, "Windsor Locks Building and Land Use Activities, June 9, 2018" and proceeded to discuss this report. The following is a summary of these activities.

### **Completed Construction Activities/Final Inspection and Certificate of Occupancy**

- *Serta Simmons* (open for business and manufacturing)
- *South Center Street/Woodridge Condos* (42-unit multi-family community complete)
- *4 Lawnacre Road* (9,000 sf industrial rental garage building complete)

### **Under Construction**

- *229 Old County Road* (83,000 sf “spec” building construction is complete, fit out remaining)
- *Chapman Chase, North Street* (Flexible Residential Community—Single Family Homes, just a few units away from completion of second phase)
- *129 Ella Grasso Turnpike, Bradley Bowl* (interior construction and renovation underway as well as façade improvements and resurfacing of parking area)
- *JSL Asphalt at 75 King Spring Road* (construction underway of 2,000 sf office building)
- *70 Ella Grasso Turnpike, Popeye’s* (expected completion date end of July 2018)
- *Canal Bank, Montgomery Mill* (remediation and demolition of rear dye house complete; interior remediation either complete or being monitored; current activities: grounds grading/surfacing, floor replacement, framing of one apartment, exterior washing and patching)

### **Anticipated Activity**

- *177 Old County Road* (working on conceptual plans for a residential development with possible application in 2018)
- *229 Ella Grasso Turnpike* (extension of pipe from Route 75 to accommodate an improved development site)
- *Thrall property, Old County Road/AIOZ* (draft conceptual plans for a regional sports venue submitted; application for General POD anticipated in coming months)

### **Inquiries**

- *15 Ella Grasso Turnpike* (recently for sale, inquiries about multi-family and hotel)
- *79 West Street* (farm stand expansion, possible driveway modification)
- *18 Maple Avenue* (recently for sale, inquiries about a group home)
- *80 King Spring Road* (inquiry from Rose Mills, a materials blending company)

## GIS/Mapping

7 years of updates and corrections to the town's GIS mapping were made in 2017. Goal is to have these updates occur annually to ensure accuracy. In summer/fall of 2018 the Building Office will work on address updates and identify discrepancies in fire hydrant mapping.

## Communitywide Highlights

- *Route 75, Halfway House Road, and Schoephoester Road sidewalks* (Town is awaiting DOT final comments. The State has requested that crosswalks and pedestrian button/signaling be incorporated into the project.)
- *Rail Station Relocation* (Town is working with State DOT's rail team on the train platform design at the downtown location. Building Office is in regular communication with WSP who was retained by the State to conduct station planning and seek construction funding for the relocated platform and up-and-over. Alternative tracking design is being considered.)
- *Monthly "Meetings on Main"* (These meetings continue hoping to showcase and build on Main Street merchants and downtown in general.)
- *Spring Street Business District* (EIDC is engaging with business and property owners on Spring Street to determine needs and desires for future planning.)
- *Bradley Development League* (Target Industries Report draft is complete.)
- *LOTICIP Application* (\$3 million in funding was awarded for streetscape improvements on Main Street but Town still waiting for a commitment to fund letter.)
- *2017 TOD Grants* (Funding was awarded for 2016/17 predevelopment and acquisition costs on property across from planned station area. Old post office building has been demolished. An additional round 2 grant was awarded for construction/site preparation, including a replaced retaining wall. Town staff and consultants continue to hold stakeholder meetings and work toward preparing the site for development.)
- *Code Enforcement* (Blight and hotels continue to be a priority this year, with many successes in cleaning up conditions. A new blight ordinance is now in effect with the ability for the Building Office to issue fines for outstanding violations. The office continues to use a team approach.)
- *Historic Train Station* (Roof work is complete. Community continues to raise funds and seek grant opportunities for masonry and interior work. Now is the time to plan for major fundraising efforts in 2018. Any ideas are welcome.)

**B. Action Items** (none)

**VIII. New Business**

**A. Public Input** (none)

**B. Receive New Applications** (none)

**C. Informal Discussions**

Chairman Gannuscio commented that a motion to dismiss is pending for the litigation for Pool Table Magic. It was supplemented this week by an affidavit from Liquor Control that says that naked dancing would not be approved in a liquor controlled establishment.

**D. Action Items** (none)

**IX. Communications and Bills**

Chairman Gannuscio stated he has a bill for legal services for Pool Table Magic from Attorney Sherwood for \$2,677.50 that needs to get paid.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission approves payment to Attorney David Sherwood for the Kulungian litigation in the amount of \$2,677.50.

**X. Adjournment**

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission adjourns the June 11, 2018 meeting at 8:32 pm.

*Respectfully submitted,*

*Debbie Seymour  
Recording Secretary*