

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 03/01/2020

PENDING PROJECTS

SPA Properties – Wetlands Commission approved site plan for distribution center on 147 acres at 1201 Kennedy Rd. Special use and site plan application pending.

Service Steel Aerospace (SSA) – submitted permit for expansion of aerospace metals distribution center at 827 Marshall Phelps Rd

OSF Flavors – site plan submitted for 42,000 SF addition for lab and production space for food flavor manufacturing company at 44 Baker Hollow Rd

Loomis Chaffee School – site plan submitted for expansion of Neo Theater building.

Public Safety Complex – site plan approved for renovation and addition for fire headquarters and ambulance service at 340 Bloomfield Ave

Sardilli Produce and Dairy Co – permits submitted to expand former Konica warehouse at 550 Marshall Phelps Rd for pre-cut produce and distribution operation for new company relocating to Windsor

Zoning Text Amendments – text amendments approved to:

- Add a special use for increased building height to 95 feet for industrial buildings subject to added setback and other conditions
- Modify the form-based code development standards for buildings in the ED portion of Great Pond Village to permit larger footprint for manufacturing buildings
- Allow air-supported recreational structures as a special use in the I Zone

Lilly's – special use approved for expansion of soul food restaurant/catering operation at 305 Windsor Avenue

110 Tradeport Drive – site plan approved for 234,000 SF flex industrial building

903 Day Hill Road – special use approved for 106-room Holiday Inn extended-stay hotel

11 Goodwin Drive – subdivision and site plan approved for 267,000 SF industrial building on 63.85 ac site adjoining the Amazon fulfillment center

775 Marshall Phelps Road – site plan approved for spec industrial building on 28 ac site

PROJECTS UNDER CONSTRUCTION

Sandair/Mainfreight – office expansion and racking for logistics company expanding and relocating from Hayden Station Road to 551 Marshall Phelps Rd

Great Pond Village – Phase 1 of mixed-use redevelopment at 2000 Day Hill to include 230 apartments and community building. Clubhouse and first 50 units complete.

Fischer Technology – renovation of manufacturing facility at 750 Marshall Phelps Rd

Windsor Police Headquarters – reuse of a portion of 100 Addison Road for a new police headquarters

903 Day Hill Road – sand removal and grading operation underway on 18 acre site.

Verizon Wireless – 20,500 SF addition (\$22.5 M) to mobile switching center at 482 Pigeon Hill Rd

Plaza Theater Building – extensive renovation of vacant building at 280 Broad St for mixed-use including restaurant, theater and apartments

RECENTLY COMPLETED PROJECTS

Former Chevrolet Dealership – demolition of former auto dealership building on 2 acres at 125 Poquonock Avenue in Windsor Center

Fabbrica, LLC - renovation of 135,600 SF manufacturing/office space at 1 Market Circle

ON-GOING BUSINESS ACTIVITIES

1 Targeting Center – purchase of 97,256 SF office building for \$7M

176 Broad St – purchase of 18,000 SF Webster Bank building for \$1M

530 Hayden Station – purchase of 36,000 SF warehouse for \$1.7M

240-244 Bloomfield Ave – purchase of 6,000 SF office building for \$400K

340 Windsor Ave – purchase of Wilson Pizza building and business for \$850K

10 Griffin Rd North – lease of 24,000 SF office space to tenant relocating within Town