

WINDSOR DEVELOPMENT ACTIVITIES REPORT – 3/1/2026

PENDING PROJECTS

450 Bloomfield Avenue – Design development detail plan approved for 201-unit multifamily development at exit 37 of Interstate 91.

Villages at Poquonock – Design development detail plan approved for 192 apartments off of Route 75.

105 International Dr- site plan approved for 248,000 SF flex industrial building on 60 acre site

Home2 Suites – special use/site plan approved for 108-room extended-stay hotel at 895 Day Hill Road adjacent to sports complex

Microtel – special uses and site plan approved for 91-room hotel adjacent to sports complex

775 Marshall Phelps Road – site plan approved for 231,000 SF spec industrial building on 28 ac site

35 Great Pond Drive – site plan submitted for 36,629 SF building for Verizon Data Center, this is the first phase of a multi-phase development project

100 Hazelwood Road – site plan approved for 218,400 SF warehouse distribution center

2195 Day Hill Road – New England Cell Therapeutics acquired a 34.61 acre property for a future R&D and production facility.

29 Windsor Avenue – Special use and site plan approvals for gas station, convenience store, car wash, EV charging station and retail.

176 Addison Road – special use and site plan approval for two 150,000 SF flex industrial buildings.

1 & 10 Targeting Center – concept plan for a mixed-use development approved for a 10 acre site along I-91 which would include the adaptive reuse of two vacant office buildings for residential and the addition of a new residential structure.

1 & 3 Waterside Crossing – Brady Sullivan of New Hampshire secured special use approval for the adaptive reuse of 87,500 SF and 125,000 SF commercial office buildings into 171 apartments.

500 Day Hill Road – concept plan for a mixed-use development approved for 300 apartments and approximately 20,000 SF of commercial space at the Konica property.

PROJECTS UNDER CONSTRUCTION

Bowfield Green – Redevelopment of 109-125 Poquonock Avenue to include 77 housing units and 7,000 SF of ground-floor commercial space.

Founders Square – The second phase which includes 50 additional apartments is now under construction.

75 & 85 Baker Hollow Road – site work has commenced for 120,000 SF and 300,000 SF flex industrial buildings on 37 acres by PNK Group after acquiring property from Condyne for \$13.1M.

20 Day Hill Road – construction is underway for 13-court indoor pickleball facility.

RECENTLY COMPLETED PROJECTS

300 Lamberton Road – Ger Oil is enhancing its 32K SF industrial building by making parking lot and loading dock modifications.

OTHER BUSINESS/PROJECT ACTIVITIES

Adaptive Reuse Text Amendment – As a follow-up to the Day Hill Study, a text amendment was approved that will allow adaptive reuse of vacant office buildings into multifamily or mixed-use.

Day Hill Design Development – new overlay zone that would allow for the adaptive reuse of vacant or underutilized office buildings but also building new structures on ten plus acre campuses.

Plan of Conservation and Development – the Town Planning and Zoning Commission adopted the new ten-year plan for the community in February 2026.

90-92 Deerfield Road – Environmental remediation work at the former Stanadyne property through a \$2.2M in state brownfield grant funds will soon commence.

Broad Street/Route 159 Road Diet – The town is exploring options for traffic calming and pedestrian enhancements in Windsor Center utilizing state and federal funding.

425 Day Hill Road – TEMCO, a subsidiary of Home Depot has leased 117,000 SF of this 170,000 SF recently completed flex industrial building.

The BOP – a new coffee shop café has opened at Founders Square.

Text Amendment for Conversion of Existing Buildings – a text amendment was approved for the conversion of existing buildings in the Windsor Center area into housing units subject to special use.

Text Amendment for Conversion of Hotel in Windsor Center – a text amendment was approved to allow the conversion of hotel space into residential apartments in Windsor Center.

Text Amendment for Conversion of Hotel in Restricted Commercial Zone – a text amendment was approved to allow the conversion of hotel space into residential apartments in the Restricted Commercial Zone on Dunfey Lane.