WINDSOR DEVELOPMENT ACTIVITIES REPORT – 9/1/2025

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 prodution 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 approval for two 150,000 SF flex industrial buildings. Site plan approval is next step.

1 & 10 Targeting Center – a mixed-use development is proposed for a 10 acre site along I-91 which would include the adaptive reuse of two vacant office buildings for residential.

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 State of Connecticut awarded a $3.2M Communities Challenge Grant to support a phased redevelopment of the former Arthur's Plaza in Windsor Center that will include 120 apartments, including 20% affordable at 80% AMI and over 6,000 SF of commercial

space. The first phase including 70 apartments and first-floor retail has been completed. Demolition of a building to make way for the second phase has been completed.

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 – steel is being erected for 13 court indoor pickleball facility.

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

Renovation of Former Union Street Tavern – a substantial renovation is underway for a new restaurant in the Union Street firehouse with expected opening in the Fall.

RECENTLY COMPLETED PROJECTS

205 Baker Hollow Road – construction of 185,600 SF spec logistics center for Marvin Windows

Baker Hollow Road – Project to complete Baker Hollow Road to Marshall Phelps Road opening up additional acreage for development

415-425 Day Hill Road – construction of a 170,000 SF manufacturing/distribution facility to replace two vacant office buildings.

Noble Gas – construction of first phase gas station/convenience store was completed with future phases of corporate office and banquet facility as part of Great Pond development

OTHER BUSINESS/PROJECT ACTIVITIES

Day Hill Corporate Area Planning Study – Camoin Associates with Colliers Engineering and Design completed a market analysis and planning study for the 3000-acre primarily industrial zoned area. The town is pursuing zoning amendments to further the plan's vision, as well as financial tools to assist in the reuse of vacant office space.

Update to Plan of Conservation and Development - FHI Studio with RKG are working closely with town staff to complete the state mandated ten year update to the POCD with expected completion in January 2026.

1 & 3 Waterside Crossing – Brady Sullivan of New Hampshire is developing plans for the adaptive reuse of 92,000 SF and 125,000 SF office buildings into multi-family.

500 Day Hill Road – After $2.7M purchase, developers are exploring an office-to-multifamily housing conversion

90-92 Deerfield Road – HABCO, a Glastonbury-based aerospace manufacturer has leased 85,000 SF in the Connecticut River Business Park with an option to lease an additional 75,000 SF of space. Bid documents are being prepared to solicit firms to complete assessment and remediation work at the former Stanadyne property through $2.2M in state brownfield grant funds.

Broad Street/Route 159 Road Diet – The town is exploring options for traffic calming and pedestrian enhancements in Windsor Center after a failed referendum to consider use of $1.2M in State bond funds secured, as well as $3M federal earmark.

Wilson Park – A new community park in the Wilson neighborhood funded by a $4M Community Investment Fund Grant and ARPA funding has opened.

Travelers Solar Arrays – A 1.445 MW solar facility is under construction on 5.7 acres behind Travelers Claim University at 99 Lamberton Road.

River Street Solar – A 3. MW solar facility is under construction on 3.5 acres at 445 River Street.

550 Marshall Phelps Road – This 29.75 acre parcel which includes a 226,429 square foot building housing GXO and Bodum has been rezoned from warehouse to industrial. A text amendment is also made it possible for Bodum to pursue a café and outlet center to highlight its product.

Baker Hollow Logistics Center – The 165,625 SF flex industrial building at 105 Baker Hollow Road developed by Condyne Capital Partners and occupied by Safelite Auto has been sold to a limited liability company tied to Northpoint Development.

TRC Companies – Acquired Strategic Energy Group, which develops energy management programs aimed at cutting costs and lowering emissions.

Vintage Pinball – A text amendment was approved that would allow an arcade in the industrial zone under a special use. Such a business is looking to locate at 1001 Day Hill Road.