WINDSOR DEVELOPMENT ACTIVITIES REPORT – 9/11/2026

PENDING PROJECTS

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

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 – design development plan for a mixed-use development approved for a 10 acre site along I-91 which will include 201 residential units and two commercial buildings - one for Starbucks and the other for Jersey Mike's and Chipolte.

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

4 & 8 Griffin Road North – Brady Sullivan, developers from New Hampshire, secured special use approval for the adaptive reuse of two 67,242 SF commercial office buildings into 96 apartments.

7 Waterside Crossing – Brady Sullivan secured special use approval for the adaptive reuse of a 86,862 SF commercial office building into 57 apartments.

100 Dunfey Lane - Bluevale Capital secured special use approval for the adaptive reuse of the Residence Inn by Marriott into 96 apartments.

PROJECTS UNDER CONSTRUCTION

1 & 3 Waterside Crossing – Brady Sullivan, developers from New Hampshire, secured special use approval for the adaptive reuse of 87,500 SF and 125,000 SF commerical office buildings into 178 apartments. Interior framing and installation of mechanical systems is underway as is significant site work.

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

Founders Square – The second phase which includes 50 additional apartments is nearing completion.

75 & 85 Baker Hollow Road – vertical construction 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. NEFCO, a building supply company, has leased the 300,000 SF building. The 120,000 SF building is being done on spec.

100 Hazelwood Road – extensive site plan work is underway for 218,400 SF flex industrial building to be built on spec.

20 Day Hill Road – construction is nearing completion for 12-court indoor pickleball facility.

450 Bloomfield Avenue – Initial site work started for 201-unit multifamily development at exit 37 of Interstate 91. Foundation and utility work is expected to start this fall.

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

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

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. Ferguson, a national plumbing and heating supply company has leased the balance of the building for a regional distribution facility.