



**APPLICATION FORM**

TYPE OF REQUEST	PROPERTY DESCRIPTION												
<p><b>Please check all that apply:</b></p> <p><input checked="" type="checkbox"/> Special Use Permit with Site Plan Review                      (public hearing required, please pick up signs)</p> <p><input type="checkbox"/> Site Plan Review Only</p> <p><input type="checkbox"/> Site Plan Modification Only</p> <p><input type="checkbox"/> Liquor Permit</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Re-subdivision</p> <p><input type="checkbox"/> Amendment to Zoning Regulations</p> <p><input type="checkbox"/> Amendment to Subdivision Regulations</p> <p><input type="checkbox"/> Other</p> <p>Description of Request:                      Permit for Off Premises Parking under Sec 707</p>	<p>Location: <u>593 Elm Street, Windsor Locks, CT 06096</u></p> <hr/> <p>Deed Reference: Volume: <u>0484</u> Page: <u>0065</u></p> <p>Assessor's Block No. <u>025-065-014</u></p> <p>Zone(s):</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Residential AA</td> <td><input checked="" type="checkbox"/> Business 1</td> </tr> <tr> <td><input type="checkbox"/> Residential A</td> <td><input type="checkbox"/> Business 2</td> </tr> <tr> <td><input type="checkbox"/> Residential B</td> <td><input type="checkbox"/> B-DRD</td> </tr> <tr> <td><input type="checkbox"/> R-DRD</td> <td><input type="checkbox"/> Industrial 1</td> </tr> <tr> <td><input type="checkbox"/> MFSD</td> <td><input type="checkbox"/> Industrial 2</td> </tr> <tr> <td><input type="checkbox"/> AIOZ</td> <td><input type="checkbox"/> Industrial 3</td> </tr> </table>	<input type="checkbox"/> Residential AA	<input checked="" type="checkbox"/> Business 1	<input type="checkbox"/> Residential A	<input type="checkbox"/> Business 2	<input type="checkbox"/> Residential B	<input type="checkbox"/> B-DRD	<input type="checkbox"/> R-DRD	<input type="checkbox"/> Industrial 1	<input type="checkbox"/> MFSD	<input type="checkbox"/> Industrial 2	<input type="checkbox"/> AIOZ	<input type="checkbox"/> Industrial 3
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<input type="checkbox"/> MFSD	<input type="checkbox"/> Industrial 2												
<input type="checkbox"/> AIOZ	<input type="checkbox"/> Industrial 3												

**APPLICANT INFORMATION**

Name: <u>593 Elm LLC</u>	
<p><b>Home</b>                  Address: <u>68 Ridgcrest Drive, Westfield, MA 01085</u></p> <p>Phone:                  Fax:</p> <p>Email:</p>	<p><b>Business</b>                  Address: <u>593 Elm Street, Windsor Locks, CT 06096</u></p> <p>Phone: <u>413-519-4837</u>                  Fax:</p> <p>Email: <u>r41745sal@icloud.com</u></p>

**PROPERTY OWNER INFORMATION (IF DIFFERENT FROM THE APPLICANT)**

Name: _____	
<p><b>Home</b>                  Address:</p> <p>Phone:                  Fax:</p> <p>Email:</p>	<p><b>Business</b>                  Address:</p> <p>Phone:                  Fax:</p> <p>Email:</p>

The undersigned warrants the truth of all statements contained herein according to the best of his or her knowledge and hereby grants permission for this Commission to inspect the property address listed in this application.

SIGNED: Paul W Smith Agent      [Signature]      DATE: 7-11-2025  
Applicant's Printed Name      Applicant's Signature

SIGNED: \_\_\_\_\_      \_\_\_\_\_      DATE: \_\_\_\_\_  
Property Owner's Printed Name      Property Owner's Signature (if different than applicant)

**Smith & Bishop LLC**  
ATTORNEYS AT LAW  
27 S. Main Street  
P.O.BOX338  
WINDSOR LOCKS, CONNECTICUT 06096  
(860) 627-0513  
FAX (860) 623-1026  
attorneypaulsmith@hotmail.com

Paul W. Smith  
P. Timothy Smith  
Gwendolyn S. Bishop-Retired

July 11, 2025

Chairman Peggy Sayers  
Planning and Zoning Commission  
Town of Windsor Locks  
50 Church Street  
Windsor Locks, CT 06096

RE: Property: 593 Elm Street, Windsor Locks, CT Special Use Permit- Section 707 Off Premise Parking

Dear Chairman Sayers:

This office represents 593 Elm LLC (the Applicant) the owner of property at 593 Elm Street, Windsor Locks, CT 06096.

The Applicant is requesting a special use permit for off premise parking in accordance with Section 707, Off Premise Parking, of the Windsor Locks Zoning Regulations.

Please schedule this application for consideration at your September 2025 meeting.

Very truly yours,

  
Paul W. Smith  
PWS/kag

## PROPERTY DESCRIPTION

A certain piece or parcel of land situated between the highway known as Elm Street and Old County Road in the Town of Windsor Locks, County of Hartford and State of Connecticut, known as 593-595 Elm Street and described as follows:

Beginning at an iron pin set in the south line of Elm Street, which point marks the northwesterly corner of the premises herein conveyed;

THENCE continuing S 64° 06' 13" E along the south highway line of Elm Street, a distance of 693.69 feet to a Connecticut Highway Department Monument set in the south highway line of said Elm Street;

THENCE continuing S 64° 06' 13" E along the south highway line said Elm Street, a distance of 215.63 feet to an iron pin set in the ground at the intersection of the south highway line of said Elm Street with the north line of land now or formerly of M & L Development Co.;

THENCE turning N 87° 13' 07" W along the north line of said land now or formerly of M & L Development Co., a distance of 228.66 feet to an iron pin set in the ground at the southeast corner of land now or formerly of Richard W. Brace;

THENCE turning N 29° 21' 57" W along the east line of said land now or formerly of Richard W. Brace, a distance of 100.05 feet to an iron pin set in the ground at the northeast corner of said land now or formerly of Richard W. Brace;

THENCE turning N 87° 14' 10" W along the north line of said land now or formerly of Richard W. Brace, a distance of 435.72 feet to an iron pin set in the ground at the intersection of the north line of said land now or formerly of Richard W. Brace with the east highway line of Old County Road;

THENCE turning N 29° 31' 54" W along the east highway line of said Old County Road, a distance of 250.71 feet to an iron pin;

THENCE turning N 01° 42' 17" E along the east highway line of said Old County Road, a distance of 29.29 feet to an iron pin;

THENCE running N 29° 42' 18" E along the east highway line of said Old County Road, a distance of 35.05 feet to the point or place of beginning.

Said premises are also shown and designated on a certain map or Map or Plan entitled, "PROPERTY OF MAURICE P. MORIARTY, 593-595 ELM STREET WINDSOR LOCKS CONN. SCALE 1" = 40' JULY, 1988 JOHN J. CONNOLLY, JR. REG LAND SURVEYOR 38 GRAHAM ROAD BROAD BROOK, CONN. 06016", which map or plan is to be filed on the Land Records in said Town of Windsor Locks.

**SMITH & BISHOP LLC**  
ATTORNEYS AT LAW  
P.O. BOX 338  
27 SOUTH MAIN STREET  
WINDSOR LOCKS, CONNECTICUT 06096  
(860) 627-0513  
FAX (860) 623-1026  
attorneypaulsmith@hotmail.com

Paul W. Smith  
P. Timothy Smith  
Gwendolyn S. Bishop - *Retired*

Narrative:

RE: Special Use Permit  
593 Elm Street, Windsor Locks, CT B-1 Zone

The owner of 593 Elm Street, Windsor Locks, CT which was formerly a car rental agency has a large parking area along with the building located on the premises.

The building is currently utilized as a used car dealership and a car detail shop. This leaves a large parking area underutilized.

For the past 6 years the owners have leased the excess parking areas to companies to park their vehicles.

The owner currently leases the parking area to Liberty Electric Line Builders to park its vehicles. Liberty Electric maintains an office at 598 North Street, Windsor Locks, CT.

The parties would like to continue to lease the excess parking area to Liberty Electric by special use permit under section 707 of the zoning regulations.

The owner intends that Liberty Electric's right to lease the premises will terminate when it no longer has an office in Windsor Locks.

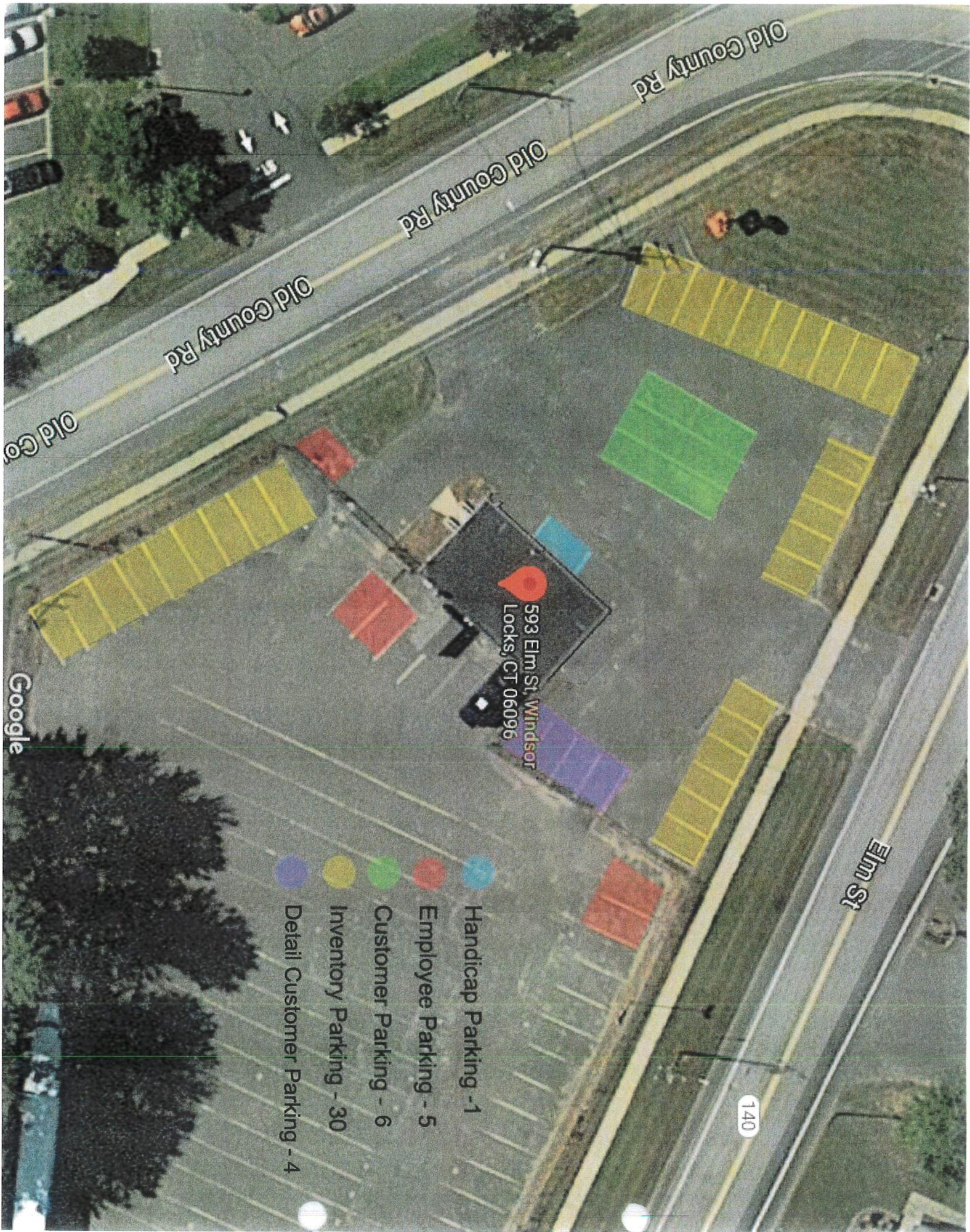


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Windsor Locks, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated January 2025  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



Old County Rd

Old County Rd

Old County Rd

Old Co

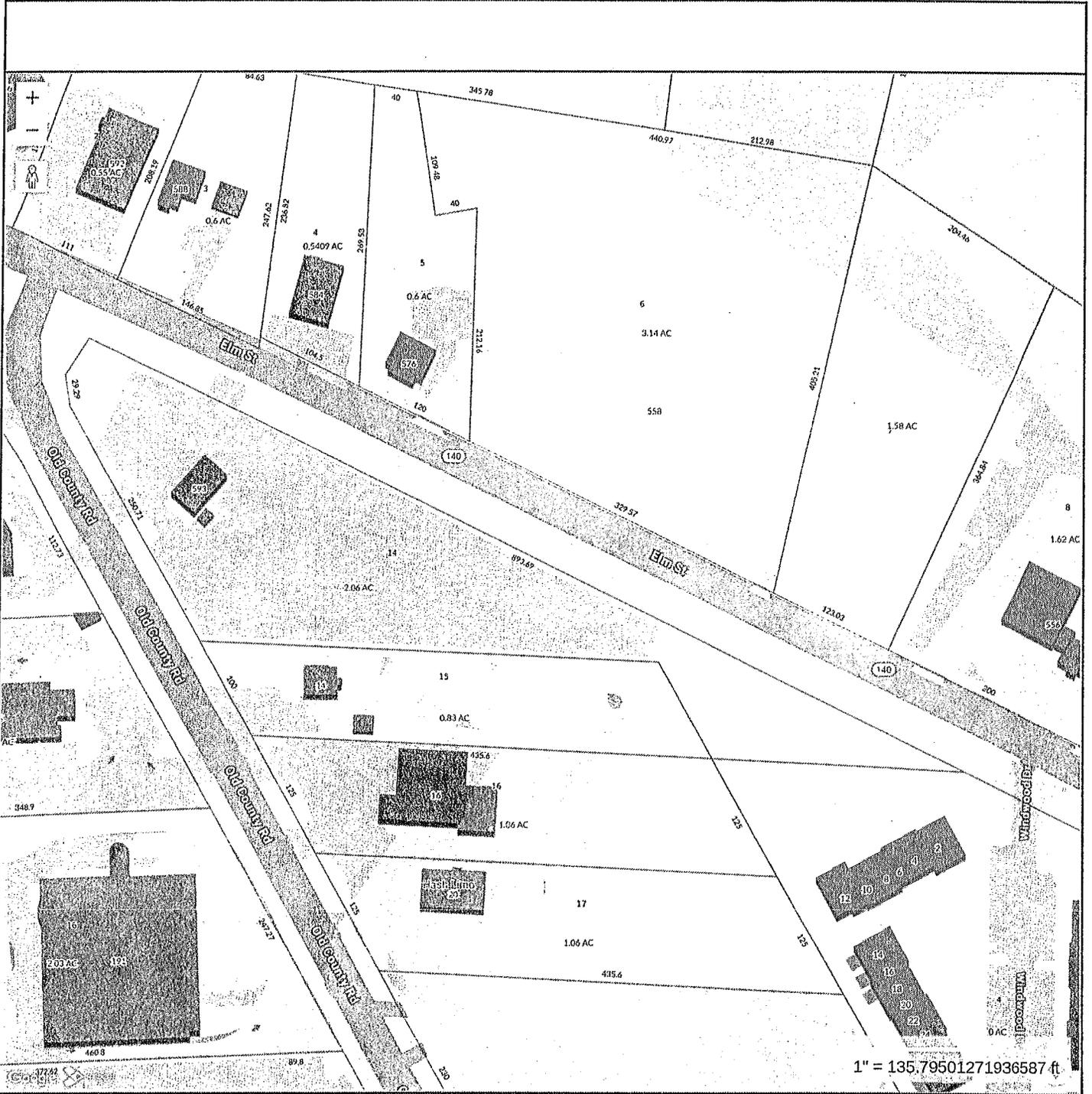
593 Elm St, Windsor  
Locks, CT 06096

Elm St

140

Google

- Handicap Parking - 1
- Employee Parking - 5
- Customer Parking - 6
- Inventory Parking - 30
- Detail Customer Parking - 4

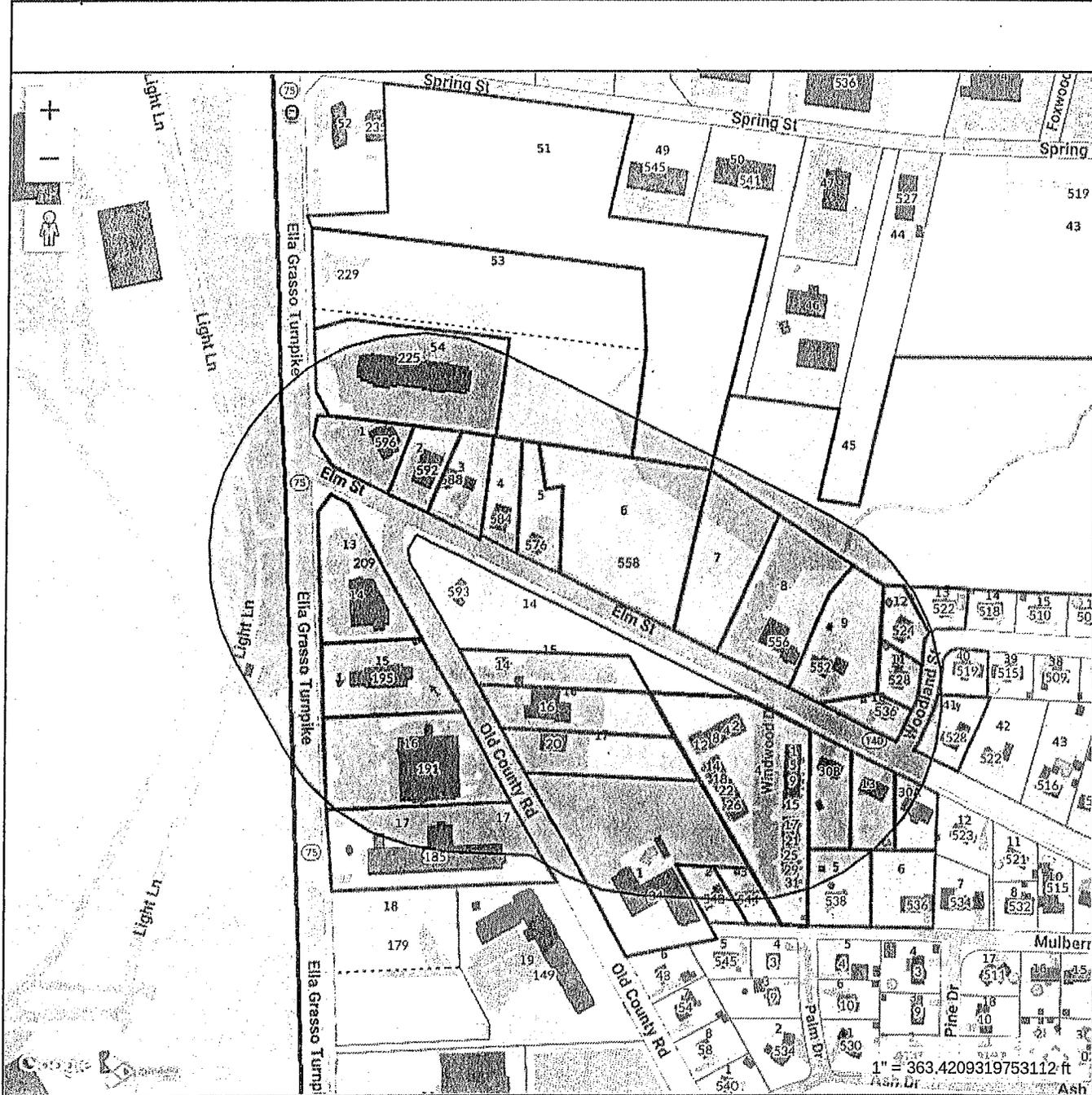


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Site Address	Owner Name	Owner Address	Owner City	ST	ZIP
7 WINDWOOD DRIVE	LEE JENNIFER A	7 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
58 SCHOEPHOESTER ROAD	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT	CONN STATE OF	PO BOX 317546	HARTFORD	CT	6131-7546
23 WINDWOOD DRIVE	MENDAPRA NILAM	23 WINDWOOD DR	WINDSOR LOCKS	CT	6096
596 ELM STREET	COGCO CT PROPERTIES LLC	1760 ELLINGTON RD	SOUTH WINDSOR	CT	6074
225 ELLA T GRASSO TPK	WINDSOR LOCKS LODGING LLC	225 ELLA T GRASSO TPKE	WINDSOR LOCKS	CT	6096
584 ELM STREET	WOODHOUSE PAULA M & CRAIG T	6 NORTHCREST DRIVE	NORTH GRANBY	CT	6060
28 WINDWOOD DRIVE	MCGRAW SUSIE C	28 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
SPRING STREET	WINDSOR LOCKS 1031 LLC	292 MADISON AVE 9TH FLOOR	NEW YORK	NY	10017
BRADLEY INTL AIRPORT 314	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
553 ELM STREET	SENOFONTE MATTHEW J &	553 ELM ST	WINDSOR LOCKS	CT	6096
558 ELM STREET	RONCARI INDUSTRIES INC	PO BOX 4187	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
401 SPRING STREET	WINDSOR LOCKS TOWN OF	50 CHURCH ST	WINDSOR LOCKS	CT	6096
592 ELM STREET	GGFAA LLC	592 ELM ST	WINDSOR LOCKS	CT	6096
20 WINDWOOD DRIVE	GREY ANIKA M	20 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
528 WOODLAND STREET	THAPA SUNITA & KC SURENDRA	528 WOODLAND STREET	WINDSOR LOCKS	CT	6096
26 WINDWOOD DRIVE	SWAZEY DARLENE L	26 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 153	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
11 WINDWOOD DRIVE	SADARIA SAMJI & JAYAGAURI	11 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
5 WINDWOOD DRIVE	LARocca-RAMOS JULIANE	5 WINDWOOD DR	WINDSOR LOCKS	CT	6096
185 ELLA T GRASSO TPK	SWARGA LLC	6 MARCONI AVE	ISELIN	NJ	8830
BRADLEY INTL AIRPORT 331	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
15 WINDWOOD DRIVE	326 JEFFERSON STREET LLC	143 MOHAWK DR	W HARTFORD	CT	6117
528 ELM STREET	MATTESEN RUSSELL E	528 ELM STREET	WINDSOR LOCKS	CT	6096
334 ELLA T GRASSO TPK	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
536 MULBERRY STREET	SIMONETTA CHARLES P & PATRICIA B	536 MULBERRY STREET	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 176	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
524 WOODLAND STREET	SOMAROO DINESH	524 WOODLAND ST	WINDSOR LOCKS	CT	6096
19 WINDWOOD DRIVE	CONLIN MICHAEL R & KATHRYN	19 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 574	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT A	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 190	CONN STATE OF	PO BOX 317546	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	HARTFORD	CT	6131-7546
22 WINDWOOD DRIVE	VEERARATHINAM LOGESWARI &	30 BAILEY RD	WINDSOR LOCKS	CT	6096
18 WINDWOOD DRIVE	MERRIGAN DANIEL & DAVID	560 HALFWAY HOUSE RD	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 168	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
544 MULBERRY STREET	GAGNON MICHELLE R & JAMES	544 MULBERRY ST	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
14 OLD COUNTY ROAD	LANDMARK ENTERPRISES INC	68 RIDGECREST DR	WESTFIELD	MA	1085
24 WINDWOOD DRIVE	ROSSI NICOLE	24 WINDWOOD DRIVE	WINDSOR LOCKS	CT	6096
FIREHOUSE ROAD	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
543 ELM STREET	MILCZAK SEBASTIAN & JUSTYNA E	543 ELM ST	WINDSOR LOCKS	CT	6096



20 OLD COUNTY ROAD	LANDMARK ENTERPRISES INC	68 RIDGECREST DRIVE	WESTFIELD	MA	1085
563 ELM STREET	FONTANA JAMES & KATHLEEN A	563 ELM ST	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 114	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
10 WINDWOOD DRIVE	BHALODIA RASHMI	144 A OLD COUNTY RD	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 214	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
538 MULBERRY STREET	WHITE DAVID C	538 MULBERRY ST	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 171	CONN AIRPORT AUTHORITY	344 ELLA GRASSO TPK	WINDSOR LOCKS	CT	6096
16 WINDWOOD DRIVE	LAFORGE SCOTT E TR & LAFORGE SCOTT E TRS	4 FRANCES LN	WINDSOR LOCKS	CT	6096
556 ELM STREET	556 ELM STREET LLC	1408 ENFIELD ST	ENFIELD	CT	6082
ELM STREET	RONCARI INDUSTRIES INC	PO BOX 4187	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 181	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
9 WINDWOOD DRIVE	LANDAVERDE SARA A	9 WINDWOOD DRIVE UNIT #9	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 420	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
21 WINDWOOD DRIVE	VANN AARON M	21 WINDWOOD DR	WINDSOR LOCKS	CT	6096
17 WINDWOOD DRIVE	SAKULRUAY NAT &	17 WINDWOOD DR	WINDSOR LOCKS	CT	6096
BRADLEY INTL AIRPORT 152	CONN STATE OF	PO BOX 317546	HARTFORD	CT	6131-7546
BRADLEY INTL AIRPORT 315	CONN AIRPORT AUTHORITY	334 ELLA GRASSO TPKE STE 160	WINDSOR LOCKS	CT	6096
6 WINDWOOD DRIVE	THOMAS DAHLIA C	6 WINDWOOD DR	WINDSOR LOCKS	CT	6096
522 WOODLAND STREET	GECKLER CHRISTOPHER E & LISA J	522 WOODLAND STREET	WINDSOR LOCKS	CT	6096
27 WINDWOOD DRIVE	LEFEBVRE DALE M & DARRYL J TRS	410 SOUTH ELM ST	WINDSOR LOCKS	CT	6096



Ashley Malec <wlpzcashley@gmail.com>

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**FW: 593 Elm zoning signs**

1 message

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Paul Smith <attorneypaulsmith@hotmail.com>

To: Justin LaFountain <jlafountain@wlocks.com>, Patricia Margolfo <pmargolfo@wlocks.com>, Ashley Malec <wlpzcashley@gmail.com>

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Dear Justin:

Attached are signs posted for the PZC hearing special use permit scheduled for September 8, 2025 on 593 Elm Street.

Paul

**Subject:** 593 Elm zoning signs

















# Memo

**To:** Windsor Locks Planning and Zoning Commission

**From:** Justin LaFountain, AICP, Town Planning Consultant

**Date:** August 28, 2025

**Re:** 593 Elm Street-Offsite Parking

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## **Background:**

The Windsor Locks Planning and Zoning Commission has received a Special Permit application from 593 Elm LLC to allow for a off premises parking at 593 Elm Street. The application requires a public hearing, which is scheduled for September 8, 2025.

## **Application Analysis:**

The applicant for this proposed use is applying under the relatively new Section 707 of the Zoning Regulations, which was approved by the Planning and Zoning Commission in May of 2025. This section allows for offsite parking of vehicles on a subject site by Special Permit, provided that the principal use that the vehicles are associated with is located within Windsor Locks.

The subject site, located within the Business 1 Zoning District, is an oblong lot with a used car dealer and detailing shop occupying the building at the western end of the parcel. The larger eastern portion of the parcel is largely paved and used as a parking lot. The property owner currently leases this portion of the property to Liberty Electric Line Builders, which has an office at 598 North Street in Windsor Locks.

No new structures are proposed for this application, and parking is the only use being requested. As such, the Commission should confirm that the vehicles are currently, and will continue to be, taxed in Windsor Locks, until such time as the use is discontinued.

This is the first instance of this regulation being utilized. As such, the Commission should carefully review the proposal and ensure that all provisions of the regulation are being met. Notably, staff recommends that a condition be applied to any potential approval which would require the relocation of the vehicles outside of Windsor Locks, if the office use on North Street is ever

discontinued and relocated out of Town. Additionally, the Commission should ensure that no vehicle repair will take place on the site.

**Commission Action:**

The Planning and Zoning Commission may approve this Special Permit if it finds that it is in compliance with the following Special Permit criteria:

1. The location and size of the use, the nature and intensity of the operations connected with it, the size of the lot in relation to it, the location of the lot with respect to streets giving access to it, are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
3. The parking and loading facilities are adequate and properly located for the proposed use and the entrance and exit driveways shall be laid out so as to achieve maximum safety. Recommendations of the Windsor Locks Police Commission shall be considered.

Staff would recommend adding the following conditions to any approval, if desired:

1. Off-premise parking at 593 Elm Street shall discontinue if and when the office for Liberty Electric Line Builders moves out of Windsor Locks.
2. No repair of motor vehicles shall take place on the site.
3. Any vehicles being parked and/or stored at the site are subject to assessment by the Town of Windsor Locks.
4. All building code and fire safety requirements must be met.
5. Any proposed signage for the site must conform to the Zoning Regulations and follow the Town approval processes.
6. Any additional required federal, state, or local permits must be obtained in advance of occupation.