

Proposed text amendments to Section 418 -- Main Street Overlay Zone of the Zoning Regulations



TOWN OF WINDSOR LOCKS  
 PLANNING AND ZONING COMMISSION  
 Town Hall – 50 Church Street  
 Windsor Locks, CT 06096

**APPLICATION FORM**

TYPE OF REQUEST	PROPERTY DESCRIPTION												
<p><b>Please check all that apply:</b></p> <p><input 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 checked="" 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: Amend Section 418 Main Street Overlay Zone Subsection C.1.a. See Attached</p>	<p>Location: <u>NA</u></p> <p>Deed Reference: Volume: _____ Page: _____</p> <p>Assessor's Block No. _____</p> <p>Zone:</p> <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> Residential AA</td> <td><input 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></td> <td><input type="checkbox"/> Industrial 3</td> </tr> </table>	<input type="checkbox"/> Residential AA	<input 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"/> Industrial 3
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	<input type="checkbox"/> Industrial 3												

**APPLICANT INFORMATION**

Name: 49 Park LLC

<p><b>Home</b> Address:</p> <p>Phone:</p> <p>Fax:</p> <p>Email:</p>	<p><b>Business</b> Address: 16 Maple Avenue, Windsor Locks, CT 06096</p> <p>Phone: 860-248-4443</p> <p>Fax:</p> <p>Email: aaltaf@gmail.com</p>
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**PROPERTY OWNER INFORMATION (IF DIFFERENT FROM THE APPLICANT)**

Name: \_\_\_\_\_

<p><b>Home</b> Address:</p> <p>Phone:</p> <p>Fax:</p> <p>Email:</p>	<p><b>Business</b> Address:</p> <p>Phone:</p> <p>Fax:</p> <p>Email:</p>
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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: [Signature] / [Signature] DATE: 10-14-25

Applicant's Printed Name

Applicant's Signature

SIGNED: \_\_\_\_\_ / \_\_\_\_\_ DATE: \_\_\_\_\_

Property Owner's Printed Name

Property Owner's Signature (if different than applicant)

- 13. To encourage mostly ground floor commercial space facing Main Street with suitable residential densities located above these facilities to provide a critical population mass to support the downtown district.
- 14. To take maximum advantage of the potential relocation of the Windsor Locks Train Station to its proper location back in the historic downtown setting and providing appropriate transit-oriented development land use and densities.

**B. APPLICABILITY:**

This section shall apply to all parcels of land shown to be located within the Main Street Overlay Zone as identified on the Windsor Locks Zoning Map and as show in Appendix B, Sketch 10 of these Regulations and shall apply to all new development, as well as any redevelopment and any additions to existing development and shall supersede other development regulations and standards contained within these Regulations except as follows.

- 1. The underlying zone regulations shall continue to govern existing development and minor modifications to existing development, defined as either interior renovations or additions that expand the gross floor area up to 10% of the floor area of existing buildings as of the date of the adoption of this regulation. These minor expansions shall conform to the provisions of the applicable base zoning district regulations, but in such instances applicants shall follow the site and building design standards contained herein to the extent practicable as determined by the Commission.
- 2. The provisions of the MSOZ shall not apply to legally established uses and occupancies in place as of the effective date of this Regulation which may continue in their current configuration as legally conforming uses under the terms of the underlying zoning district regulations.
- 3. Where there is conflict between these MSOZ regulations and other sections of the Zoning Regulations, these district regulations (Section 418) shall govern development within the MSOZ district.
- 4. The Commission shall be the sole arbitrator of the applicability of the MSOZ regulations.

**C. USES:**

The uses allowed in the MSOZ are as set forth in the underlying zones and as specified in the MSOZ as per Section 402 "Permitted Uses" section of these Regulations and except as specifically modified in the following subsections.

**1. ADDITIONAL PERMITTED USES:**

- a. Multi-family residential uses are permitted, except that such uses shall not occupy first floor of any building facing Main Street, \* and such application for multifamily uses shall adhere to the standards found in Section 412 D 1,5,6,7,8,11,12,13, and 14 and Section 412 E. However, in the case of multi-family uses proposed in vacant, deteriorated or underutilized buildings, the Commission shall alternatively use the density height and other standards found in Sections 407 C b, 407 D and 407 E of these Regulations.
- b. Mixed use buildings.

**2. PROHIBITED USES:**

- a. Single-family dwellings. ii. Residential uses are prohibited on the first floor of any building facing Main Street; except, an entranceway facing Main Street to upper floor residential units may be permitted by the Commission.
- b. Hotel, Inn, Motel or Residence Inn uses are prohibited on the first floor of any building facing Main Street; except, an entrance-way facing Main Street to upper floor hotel units may be permitted by the Commission.
- c. Drive-through windows and drive through lanes are prohibited on properties with frontage on Main Street.
- d. No use is permitted that is not consistent with or does not comply with Section 418 A. vi. Parking is prohibited between the front building wall and the street right-of-way line for all new construction.

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

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

October 14, 2025

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

RE: Application - Proposed Text Change Section

Dear Chairman Sayers:

Please be advised that I represent 49 Park LCC a company that owns the property at 60 Main Street, Windsor Locks, CT.

The owner is proposing to amend the Windsor Locks Zoning Regulations to allow an adaptive reuse of this property so that there can be multifamily units on the first floor.

Accompanying this letter is the application for a text amendment to the Windsor Locks Zoning Regulations, the proposed text amendment, and the application fee.

Please schedule this matter for a public hearing before the Windsor Locks Planning and Zoning Commission.

If you have any comments or questions, please contact me.

Very truly yours,

  
Paul W. Smith

PWS/kag  
Enclosures



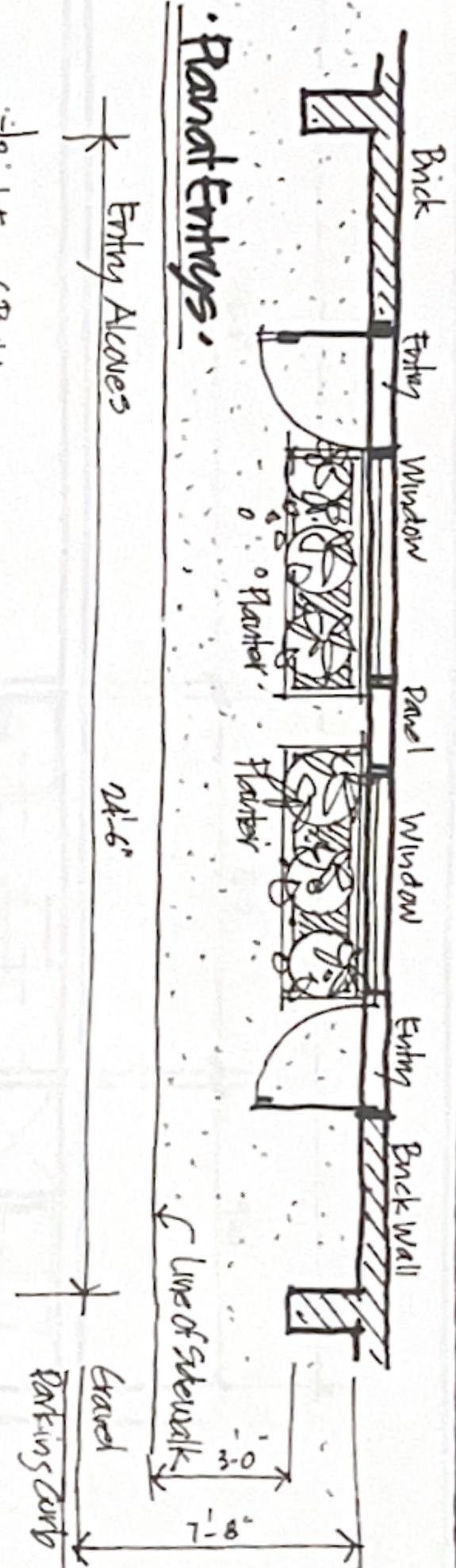
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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 October 2025  
Data updated Daily

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

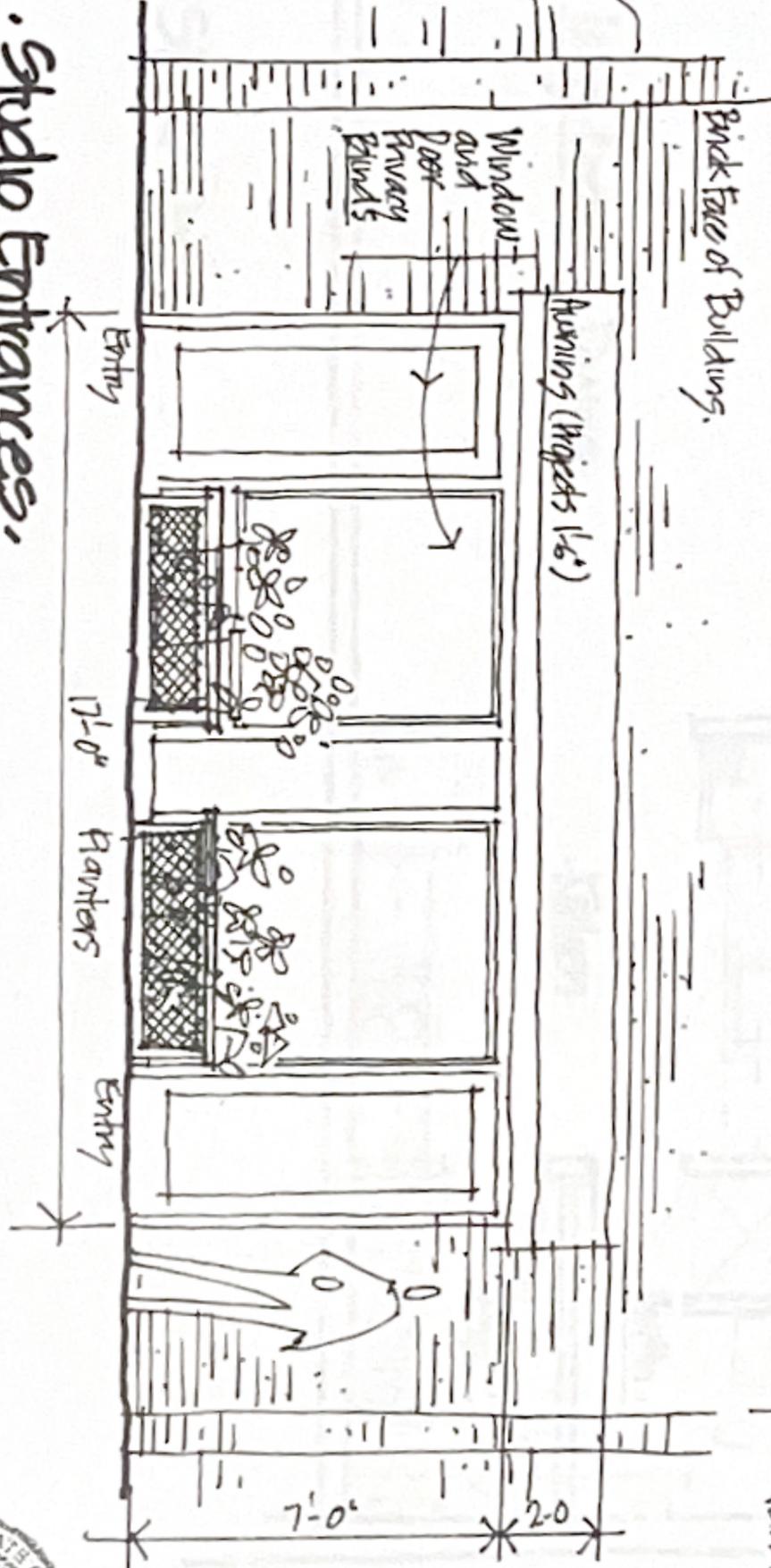
Parade Entrances



Brick  
Piers  
Project  
L6

Studio Entrances

3/8" = 1'-0"

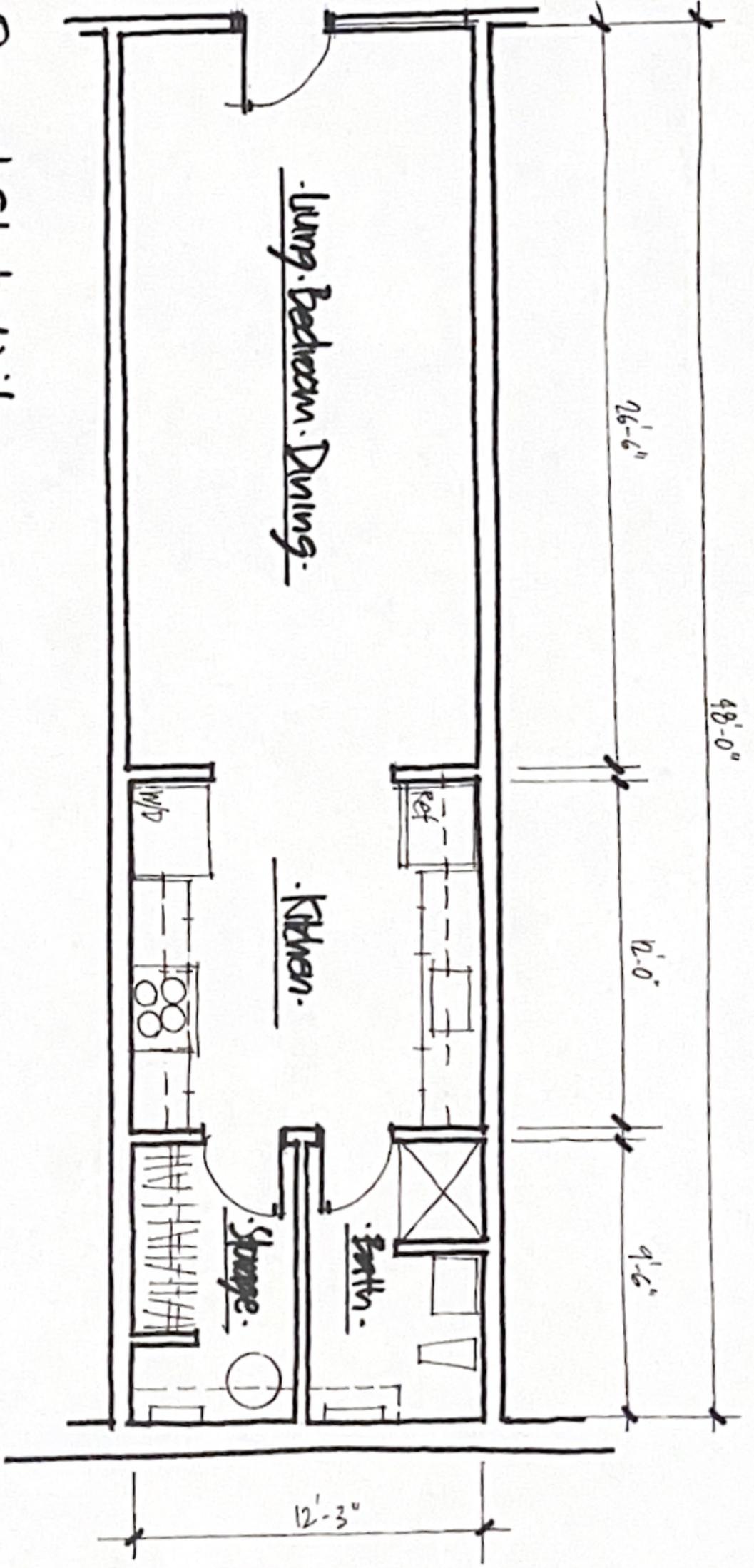


4.21.2025

SE.1

60 Main Street Windsor Locks, Ct.  
Studio Entrance Elevation

3/8" = 1'-0"



Proposed Studio Unit.

588 SF

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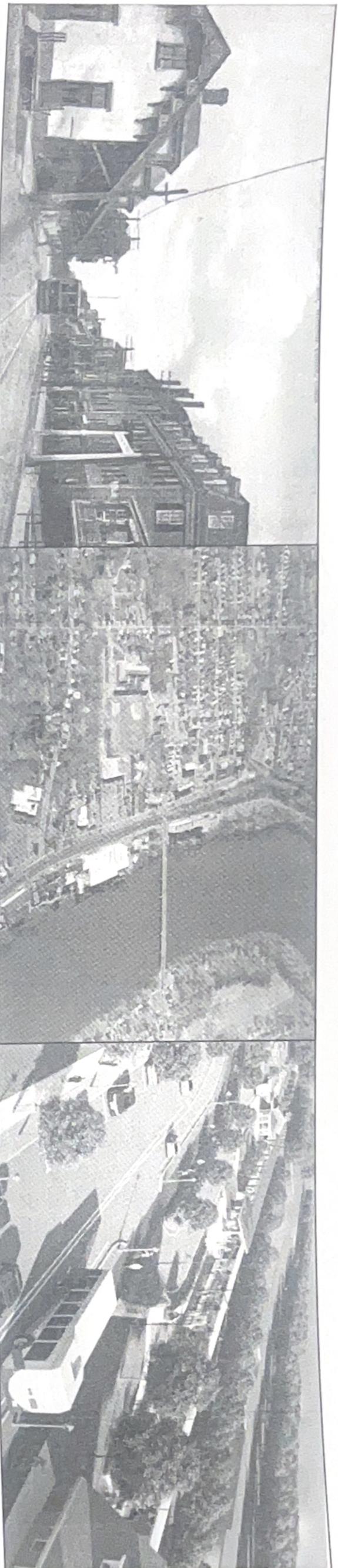
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\*Unless such building qualifies for adaptive reuse under Section 407 in which case up to 60% of the units facing Main Street may be converted to multifamily uses.

# Market Study

## Windsor Locks Downtown Area

Windsor Locks, CT



Prepared for the Town of Windsor Locks, CT

June 2023

**GOMAN**  
**+YORK**  
ADVISORY SERVICES

111 Founders Plaza  
Suite 1000  
East Hartford, CT 06108  
Tel: (860) 841-3271  
gomanyork.com

# Downtown Area Market Study – Zoning Analysis

## Windsor Locks, Connecticut

### Recommendations (cont.)

- **Mixed-Use:**
  - Mixed-Use should be established as a permitted use in the Use Tables and allowed in the B-DRD and B-2 zones.
  - All mixed-use provisions in the Zoning Regulations should be reviewed, modernized, and updated. The following should be considered:
    - **Remove the prohibition of residential and hotel uses on the first floor.**
    - Remove the maximum of two levels for dwelling units.
    - Allow standalone residential and commercial on the same parcel (or adjacent parcels using the consolidated parcels provision) as mixed-use.
    - Remove minimum residential unit sizes—as such provisions are illegal.
    - Reduce required parking to 1.5 spaces/unit and 1 space per 300 sq. ft. for commercial uses.
    - Remove the Special Use Permit Criteria that states, “There is a balance between neighborhood acceptance and community need.” This provision emboldens NIMBY opposition.
    - Eliminate the requirements for 60 sq. ft. of additional storage per dwelling unit.
    - Increase residential density to 12 units/acre.
- **Main Street Overlay Zone (MSOZ):** The MSOZ is a good attempt at a master plan approach. Unfortunately, it falls short of achieving the power of a master plan approach—this is especially true in the context of creating investment in a Downtown Area. Review, modernize, and update the MSOZ based on the Master Plan Overlay Approach discussed below.
  - **Master Plan Overlay Zone (MPOZ):** Consider adapting the MSOZ into a true Master Plan approach (an MPOZ) for the Downtown Area. In doing so, craft the regulation to favor redevelopment of existing sites and mixed-use development as the preferred redevelopment scenario.
  - **Mixed-Use:** Favoring mixed-use is not simply about *new urbanism planning and design*. It is mostly about the complexity of changes in demographics, household structure, generational preferences, and consumer behaviors. In short, new markets have emerged for mixed-use, multi-family, and compact communities that better suit the lifestyle needs of today’s eclectic households. In addition, the density, form, and co-locating of residential and commercial uses create greater economic opportunity that can and do overcome the costs and challenges of redevelopment.
  - **Downtown Area:** While the MSOZ and the B-DRD zone apply exclusively to the Downtown Area, the B-2 does not. Therefore, while it would be recommended to make changes to the B-2—mainly reducing the Special Use Permits in favor of the as-of-right Site Plan—it is recognized that such changes would apply to other areas zoned B-2. Therefore, the best way to approach this is to update MSOZ into a master plan approach as was recommended for the MPOZ.