

**RESOLUTION NO. 3271-16**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
ACCEPTING THE PUBLIC IMPROVEMENTS ASSOCIATED WITH A  
MINOR SUBDIVISION LOCATED AT 850 Mitchell Lane (UP/MNS 07-22)**

**WHEREAS**, on December 11, 2007, the Planning Commission of the Town of Windsor reviewed and approved the tentative parcel map for the minor, two-lot subdivision of 850 Mitchell Lane and a site and design review to construct an office/warehouse building on Lot 1 of the proposed subdivision by Resolution No. 526-07; and

**WHEREAS**, the applicant chose not to construct the office/warehouse building and did not exercise any of the options for an extension of the use permit; and

**WHEREAS**, the applicant provided a letter stating they would like to formally withdraw the use permit approval for building an office and warehouse on the property located at 850 Mitchell Lane and that they understand that future building at this location will have to comply with the Town of Windsor's current design review standards and building codes; and

**WHEREAS**, the developer has completed the public improvements as shown on the approved public improvement plans titled "PM 07-22 850 Mitchell Lane Site Development Plans," dated September 9, 2008 consisting of the construction of water, recycled water services and sanitary sewer connections, drainage, grading, hammerhead, and other miscellaneous improvements shown on the plans; and

**WHEREAS**, the Town Engineer has determined that all required public improvements have been completed on or about January 12, 2016; and

**WHEREAS**, the developer provided a maintenance bond in the amount of \$6,906 for a one year warranty period for the completed improvements; and

**WHEREAS**, the developer also dedicated a turnaround easement and water main easement to the Town which was accepted by the Town Engineer pursuant to the authority conferred by Resolution No. 282-94 of the Town Council as adopted on January 26, 1994, as shown on the parcel map.

**NOW, THEREFORE BE IT RESOLVED** that the Town Council of the Town of Windsor hereby accepts for public use the public improvements as shown on the approved plans titled "PM 07-22 850 Mitchell Lane Site Development Plans," dated September 9, 2008; and

**BE IF FURTHER RESOLVED** that the Town of Windsor shall assume maintenance responsibility for the public improvements at the end of the one year warranty period.

**PASSED, APPROVED AND ADOPTED** this 16th day of March 2016, by the following vote:

<b>AYES:</b>	<b>COUNCILMEMBERS FOPPOLI, OKREPKIE, SALMON, VICE MAYOR FUDGE, AND MAYOR MILLAN</b>
<b>NOES:</b>	<b>NONE</b>
<b>ABSTAIN:</b>	<b>NONE</b>
<b>ABSENT:</b>	<b>NONE</b>

  
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**MARK MILLAN, MAYOR**

**ATTEST:**

  
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**MARIA DE LA O, TOWN CLERK**