

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**11 RYE STREET, BROAD BROOK, CT 06016**  
**(860) 623-6030**

COMMISSION:

Joseph Ouellette  
Frank Gowdy  
Lorraine Devanney  
James Thurz  
Richard Sullivan

- Chairman  
- Vice Chairman  
- Secretary  
- Regular  
- Regular

Marti Zhigailo - Alternate  
Robert Slate - Alternate  
(Vacancy) - Alternate

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**AGENDA**

**TUESDAY, SEPTEMBER 9, 2014 – 7:00 p.m.**

**PLANNING & ZONING COMMISSION**

Meeting #1660

Commission members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon of the day of the meeting.

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**I. ESTABLISHMENT OF QUORUM**

**II. LEGAL NOTICE**

**III. ADDED AGENDA ITEMS**

**IV. PUBLIC PARTICIPATION**

**V. APPROVAL OF MINUTES: August 12, 2014**

**VI. RECEIPT OF APPLICATIONS**

**VII. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE;**

**Mercury Fuel Services** – Request for 6-month extension of the time period to commence construction for the Special Use Permit and Site Plan Approval for the development of a gas station and convenience store located at South Main Street and Thompson Road [B-2 zone; Map 81, Block 19, Lot 102] (*Expires on 10/8/2014*)

**VIII. CONTINUED PUBLIC HEARINGS:**

**IX. NEW PUBLIC HEARINGS:**

**East Windsor Housing LTD, LLC** - Modification of previously approved resubdivision of property located on Farms Road, to allow a fee in-lieu-of sidewalks instead of providing sidewalks. [R-2 zone; Map 99, Block 53, Lot 14-09] (*Deadline to close hearing 10/14/2014*)

**Noble East Windsor, LLC** and owner Bernard H. Lavoie for property located at 7 Winkler Road for: a 1-lot re-subdivision; and a Special Use Permit for construction of a filling station and convenience store and addition to and conversion of, existing building for warehouse and office. [B-3 zone; Map 113, Block 24, Lot 2]. (*Deadline to close hearing 10/14/2014*)

**Proposed Text Amendment to the East Windsor Subdivision Regulations**, Section 11.1 Planned Residential Development (PRD) to include Multi Family Development Districts (MFDD) in the zones that allow PRD.

**X. OLD BUSINESS:**

**XI. NEW BUSINESS:**

**XII. OTHER BUSINESS:**

**8-24 Referral** – Scantic Road Open Space Parcel.

**XIII. CORRESPONDENCE**

**XIV. BUSINESS MEETING:**

- (1) Informal Discussion – Fusick Automotive Products, Inc., 21 Thompson Road - Proposed second driveway.
- (2) Plan of Conservation & Development 2014
- (3) Signing of Mylars/Plans, Motions

**XV. ADJOURNMENT**