

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

COMMISSION:

Joseph Ouellette	- Chairman	Marti Zhigailo	- Alternate
Frank Gowdy	- Vice Chairman	Richard Sullivan	- Alternate
Lorraine Devanney	- Secretary	(Vacancy)	- Alternate
James Thurz	- Regular		
Craig Wentworth	- Regular		

AGENDA

TUESDAY, OCTOBER 11, 2011 – 7:00 p.m.

PLANNING & ZONING COMMISSION

Meeting #1599

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.

I. ESTABLISHMENT OF QUORUM

II. ADDED AGENDA ITEMS

III. PUBLIC PARTICIPATION

IV. APPROVAL OF MINUTES: September 13, 2011

V. RECEIPT OF APPLICATIONS

VI. LEGAL NOTICE

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

Bank of Western Massachusetts – Request from J. R. Russo & Associates for a one-year extension of the Site Plan Approval for the construction of a bank with drive-through, and associated improvements at 49 Prospect Hill Road. [HIFZ zone; Map 92, Block 14, Lot 13] (*Previous extension granted through 10/10/2011*)

NRT Realty, LLC – Bridge Street – Request from J. R. Russo & Associates for a one-year extension of the Special Use Permit and Site Plan Approval for the development of a 140,000 sq. ft. retail facility with 33,000 sq. ft outdoor garden center located on the south side of Bridge Street. [B-2 zone; Map 111, Block 12, Lots 4, 8, 9, 10 & 11] (*Previous extension granted through 10/14/2011*)

VIII. NEW HEARINGS:

Walter E. Bass, Jr. - Zone Change from A-1 to MFDD (Multi-Family Development District) for property located on Winkler Road and North Road. [Map 114, Block 24, Lot 5] (*Deadline to close hearing 11/15/2011*) (**Request for continuance**)

Walter E. Bass, Jr. - Special Use Permit to allow a 20-unit multi-family residential condominium complex (McLellan Way) located on Winkler Road and North Road. [Map 114, Block 24, Lot 5] (*Deadline to close hearing 11/15/2011*) (**Request for continuance**)

IX. NEW BUSINESS:

Chestnut Point Realty LLC - Modification of Approved Site Plan for additional parking area at Chestnut Point Care Center, 171 Main Street, East Windsor. [R-1 zone; Map 101, Block 9, Lot 2] (*Deadline for decision 11/17/2011*) (**Request for continuance**)

Advanced Wheels of Technology, Inc. - Site Plan Approval for modification and addition to parking at 230 Main Street, East Windsor, owned by UPS Capital Business Credit. [M-1 zone; Map 91, Block 12, Lots 29 & 30B] (*Deadline for decision 11/17/2011*) (**Request for continuance**)

X. BUSINESS MEETING:

- (1) Temporary Business Signs Regulations– Review and possible renewal
- (2) Discussion on Route 140 Visioning Workshop
- (3) Refresher on Agricultural Buffers and Right to Farm Ordinance
- (4) Review of Bylaws
- (5) Election of Officers
- (6) Correspondence
- (7) Staff Reports

XI. SIGNING OF MYLARS/PLANS, MOTIONS

XII. ADJOURNMENT