

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**11 RYE STREET, P.O. BOX 389**  
**BROAD BROOK, CT. 06016**  
**(860) 623-6030**

COMMISSION:

Gary Guiliano	- Chairman		
Ed Filipone	- Vice Chairman	David Tyler	- Alternate
Kevin Saunders	- Secretary	Joseph Ouellette	- Alternate
Frank Gowdy	- Regular	John Kehoe	- Alternate
Tim Rodrigue	- Regular		

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**AGENDA**  
**TUESDAY, JULY 12, 2005 - 7:30 P.M.**  
**PLANNING AND ZONING COMMISSION**  
**Meeting #1457**

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. ADDED AGENDA ITEMS**

**III. RECEIPT OF APPLICATIONS**

**IV. LEGAL NOTICE**

**V. CONTINUED HEARING:**

**Proposed Text Amendment to the Zoning Regulations Section 5.1.17.5 Active Adult Housing Application Consideration** to remove the total number of units allowed.

**VI. NEW HEARINGS:**

**Letourneau Builders** - Special Use Permit for a 54-unit Active Adult Housing development (Norton Fields) located on the west side of Rye Street [R-2 zone; Map 31, Block 40, Lot 17]. (*Deadline to close hearing 8/16/05*)

**KF Realty LLC** - Special Use Permit for Planned Residential Development (Farnham Estates) for 8 lots, including Special Use Permit for 2 rear lots, located at 247 Rye Street, owned by Randy A. and Linda L. Moore [R-3 & A-2 zones; Map 35, Block 49, Lot 22]. (*Deadline to close hearing 8/16/05*)

**M & L Development Corp.** - Zone Change from TZ5 to SDD for property located at 94 South Main Street, owned by Dorothea E. Willson and John L. & Daniel F. Burnham [Map 28, Block 5, Lots 46, 47 & 48] (*Deadline to close hearing 8/16/05*)

**VII. NEW BUSINESS:**

**BT Properties, LLC** - Site Plan Approval to allow the construction of a 10,112 sq. ft. commercial building with associated parking and storage for Beebe Landscaping business, for property located at Newberry and Winkler Roads, owned by George W. Bardaglio. [M-1 zone; Map 15, Block 19, Lot 15]. (*Deadline for decision 7/14/05*)

**Benson Enterprises, Inc.** - Modification of approved Site Plan for Village at Pasco Common for change of second floor use from residential to office use; and add 36' x 24' garage behind Building #11. [B-1 zone; Map 28, Block 19, Lot 96] (*Deadline for decision 9/15/05*)

**VIII. BUSINESS MEETING:**

- (1) Correspondence
- (2) Staff Reports
- (3) Informal discussion on update of Subdivision and Zoning Regulations

**IX. APPROVAL OF MINUTES:**

**X. SIGNING OF MYLARS/PLANS**

**XI. ADJOURNMENT**