

**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	(Vacancy)	- Alternate
Lorraine Devanney	- Secretary	(Vacancy)	- Alternate
James Thurz	- Regular		
Richard Sullivan	- Regular		

---

**AGENDA**

**TUESDAY, APRIL 24, 2012 – 7:00 p.m.**  
**PLANNING & ZONING COMMISSION**  
**Meeting #1610**

***Note: This meeting will be held at the East Windsor  
High School cafeteria, 76 South Main Street, East Windsor***

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. LEGAL NOTICE**

**III. ADDED AGENDA ITEMS**

**IV. PUBLIC PARTICIPATION**

**V. APPROVAL OF MINUTES: March 27, 2012**

**VI. RECEIPT OF APPLICATIONS**

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

**Kingshire Subdivision** – Request from Atty. William T. Case, representing Kingshire 2, LLC and Kingshire III, LLC for a 5-year extension for Phases 2 & 3 of the Kingshire Subdivision located off of Rye Street.  
*(Previous 2-year extension expires on 4/26/2012)*

**VIII. NEW PUBLIC HEARINGS:**

**Proposed Amendment to the Plan of Conservation and Development (POCD)** regarding Route 140 re-development (as requested by the Planning & Zoning Commission).

**Proposed Text Amendment to the Zoning Regulations**, Chapters 500, 700 and 805, regarding the creation of a new Business 3 (B-3) zone for a Route 140 Business Corridor (as requested by the Planning & Zoning Commission).

**Proposed Rezone and associated Zoning Map Amendment** for approximately 288 acres along Route 140 from zones A-1, M-1, B-1 and B-2 to a new B-3 Zone (as requested by the Planning & Zoning Commission).

**Benson Enterprises, Inc.** - Special Use Permit per Chapter 502(6) to construct one residential unit below the first story commercial space at 8E Pasco Drive. [B-1 zone; Assessor's Map 71, Block 19, Lot 96] *(Deadline to close hearing 5/29/2012)*

**IX. OLD BUSINESS:**

**X. NEW BUSINESS:**

**Connecticut Trolley Museum a.k.a CT Electric Railway Association** – Temporary Liquor Permit, per Chapter 805, for a fundraiser to be held on May 11, 2012, from 5:00 to 8:00 p.m. on property located at 58 North Road. [A-1 zone; Assessor's Map 113, Block 17, Lot 7]

**XI. BUSINESS MEETING:**

- (1) Correspondence
- (2) Staff Reports
- (3) Signing of Mylars/Plans, Motions

**XII. ADJOURNMENT**