



**TOWN OF EAST WINDSOR
PLANNING & ZONING COMMISSION**

11 Rye Street, Broad Brook, CT 06016
860.623.6030

Commission
Joseph Ouellette, Chairman
Jim Thurz
Mike Kowalski
Anne Gobin
Frank Gowdy

Alternates
Vacancy
Vacancy

**AGENDA
TUESDAY, JULY 27, 2021 – 6:30 P.M.**
Meeting #1807

This will be an in-person meeting held at East Windsor Town Hall. Virtual attendance is permitted via the link provided.

To access meeting materials, click the link below:
<https://eastwindsorct-my.sharepoint.com/:f:/p/townplanner/Em4L5luX61RGvBoqvs0edwsBt-tmFCu0pVujAKWCJFNwRg?e=DTx8ZT>

I. TIME AND PLACE OF MEETING

East Windsor Town Hall, 11 Rye Street, Broad Brook, CT 06016

To Access this meeting virtually:

Join Zoom Meeting

<https://zoom.us/j/99519554063>

Meeting ID: 995 1955 4063

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://zoom.us/u/acrakIAZZb>

II. ESTABLISH QUORUM

III. ADDED AGENDA ITEMS

IV. LEGAL NOTICES

V. PUBLIC PARTICIPATION

VI. APPROVAL OF MINUTES

A. July 13, 2021

VII. RECEIPT OF APPLICATIONS

VIII. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

IX. CONTINUED PUBLIC HEARINGS

X. NEW PUBLIC HEARINGS

- A. **PZ-2021-23, Special Use Permit, 69 Depot Street** for an accessory apartment. Map 098 Block 53 Lot 024. Zone R-2. Applicant: Jacob's Home Improvement, Owner: Brian & John Vincent Pica-Sneeden (postponed from July 13, 2021)

XI. OLD BUSINESS

- A. **PZ-2021-19, Text Amendment Application** to East Windsor Zoning Regulations Section 802.1 and 802.4 Multi Family Development District (MFDD). Applicant: SJK Properties LLC

XII. NEW BUSINESS

- A. Presentation by Greenskies Clean Energy LLC for "Mulnite 2"

XIII. OTHER BUSINESS

XIV. CORRESPONDENCE

- A. RT.5 Corridor Study Public Info Meeting
B. Solar One Declaratory Ruling Notification
C. Mulnite Farms Declaratory Ruling Notification

XV. BUSINESS MEETING

- A. Legislative Changes Review/Discussion
B. Non-permanent Structures Discussion
C. July ZEO Report

XVI. EXECUTIVE SESSION

XVII. ADJOURNMENT