



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

11 Rye Street, Broad Brook, CT 06016  
860.623.6030

Commission  
Jim Thurz  
Mike Kowalski  
Anne Gobin--Chair  
Frank Gowdy  
Joe Sauerhoefer

Alternates  
David Leason  
Vacancy  
Vacancy

**AGENDA  
TUESDAY, DECEMBER 28, 2021 – 6:30 P.M.**  
Meeting #1817

**This will be hybrid in-person meeting. If you have any concerns about your ability to attend, please contact Town Hall at 860-623-6030**

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

**I. TIME AND PHYSICAL PLACE OF MEETING**

East Windsor Town Hall  
11 Rye Street, Broad Brook CT

**To Access this meeting virtually:**

Time: DEC 28, 2021, 06:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 897 1799

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/u/keoJbiQE6k>

**II. ESTABLISH QUORUM**

**III. ADDED AGENDA ITEMS**

**IV. LEGAL NOTICES**

A. 148 North Rd #1- Naturally Dog & Cat LLC Application PZ 2021-29

**V. PUBLIC PARTICIPATION (For Items Not Listed on the Agenda)**

**VI. APPROVAL OF MINUTES**

A. December 14, 2021

**VII. RECEIPT OF APPLICATIONS**

None

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

**IX. CONTINUED PUBLIC HEARINGS**

A. Applicant: Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) "Cannabis Establishments" to enact Zoning Regulations to establish requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1. (Tabled for CCROG comments on revisions)

**X. NEW PUBLIC HEARINGS**

A. 148 North Rd #1- Naturally Dog & Cat LLC Application PZ 2021-29

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

A. South & Phelps Road- Subdivision Application PZ 2021-28

**XIII. OTHER BUSINESS**

**XIV. CORRESPONDENCE**

**XV. BUSINESS MEETING**

**XVI. EXECUTIVE SESSION**

**XVII. ADJOURNMENT**