



**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, March 08, 2022 – 6:30 P.M.

Meeting #1822

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

To access meeting materials, click the link below:

https://eastwindsorct-my.sharepoint.com/:f:/p/kjohnson/ErhmEfQPF3FCiZUWpGnjGRQBtdDJPkKjU5x_13wlds5uQ?e=hV4qsd

I. TIME AND PHYSICAL PLACE OF MEETING:

East Windsor Town Hall
11 Rye Street, Broad Brook CT

To access this meeting virtually:

Time: March 08, 2022, 6:30 PM

Join Zoom Meeting

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

Meeting ID: 714 897 1799

Dial by your location:

+1 646 558 8656 (New York)

+1 301 715 8592 (Washington DC)

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

II. ESTABLISH QUORUM

III. ADDED AGENDA ITEMS-

IV. LEGAL NOTICES

a. PZ-2022-01 44 Prospect Hill Road- Site Plan Modification -Walmart (**extension requested**)

b. Town Initiated Text Amendment: Accessory Apartments As An As-of Right Use

V. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA)

VI. APPROVAL OF MINUTES

- a. February 22, 2022-Regular Meeting of PZC

VII. RECEIPT OF APPLICATIONS

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

IX. CONTINUED PUBLIC HEARINGS

- a. Public Hearing Notice, PZ 2022-02 268 South Main St, Zone Change from B-2 to R-1, Owner/Applicant, Gil Tougas

X. NEW PUBLIC HEARINGS

- a. Town Initiated Text Amendment: Planned Commercial Development Regulations (Section 817 new)
- b. Town Initiated Text Amendment: Accessory Apartments As An As-of Right Use (Section 406+407)

XI. OLD BUSINESS

- a. PZ-2022-01 44 Prospect Hill Road- Site Plan Modification –(Walmart) Applicant: Susan Doerschlag

XII. NEW BUSINESS

- a. PZ 2022-03 298 South Main St, Site Plan Review for New Construction Auto Sale, Applicant: Arvind Persud
- b. Public Hearing Notice, PZ 2022-02 268 South Main St, Zone Change from B-2 to R-1, Gil Tougas

XIII. OTHER BUSINESS

- a. Informal Discussion East Windsor Historical Society

XIV. CORRESPONDENCE

XV. BUSINESS MEETING

XVI. EXECUTIVE SESSION

XVII. ADJOURNMENT