



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

11 Rye Street, Broad Brook, CT 06016  
860.623.6030

Commission  
Mike Kowalski-Chair  
Jim Thurz- Vice Chair  
Anne Gobin  
David Leason  
Stacey Svoboda McKenna

Alternates  
Frank Gowdy  
Vacancy  
Vacancy

**MEETING AGENDA**

**TUESDAY, June 27, 2023 – 6:30 P.M.**

Meeting #1853

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

---

**[To access meeting materials, click here:](#)**

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

Town Hall  
11 Rye St, Broad Brook CT 06016

**To Access this meeting virtually:**

Time: June 27, 2023, 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.** PZ-2023-17 Text Amendment- proposed Text change to Zoning Regulations Section 502-Permitted Accessory Uses, Use Table B-1, B-2, M-1, HIZ, & TZ5 Zoning. Applicant: Car-Mil Reality LLC/ Frank Giordano.
- B.** PZ-2023-18 Town of East Windsor-Text Amendment-Text change to Zoning Regulations Section 405-Temporary Events. Applicant: Town of East Windsor.
- C.** PZ-2023-19 124 South Main St-Special Use Permit-Special Use Permit-Site Plan Review proposing to convert a residential house into an office including parking lot improvements. Applicant: Ramsdell & Sons LLC

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

**VI. APPROVAL OF MINUTES**

- A.** June 13, 2023-Regular Meeting of PZC

**VII. RECEIPT OF APPLICATIONS**

None

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

None

**IX. CONTINUED PUBLIC HEARINGS**

None

**X. NEW PUBLIC HEARINGS**

- A.** PZ-2023-17 Text Amendment- proposed Text change to Zoning Regulations Section 502-Permitted Accessory Uses, Use Table B-1, B-2, M-1, HIZ, & TZ5 Zoning. Applicant: Car-Mil Reality LLC/ Frank Giordano.
- B.** PZ-2023-18 Town of East Windsor-Text Amendment-Text change to Zoning Regulations Section 405-Temporary Events. Applicant: Town of East Windsor.
- C.** PZ-2023-19 124 South Main St-Special Use Permit-Special Use Permit-Site Plan Review proposing to convert a residential house into an office including parking lot improvements. Applicant: Ramsdell & Sons LLC

**XI. OLD BUSINESS**

None

**XII. NEW BUSINESS**

- A.** Temporary Event-Liquor License- ACI Auto Group, LLC

**XIII. OTHER BUSINESS**

None

**XIV. CORRESPONDENCE**

- A.** GDIT- Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 50 Plantation Road, East Windsor, CT

**XV. BUSINESS MEETING**

None

**XVI. EXECUTIVE SESSION**

None

**XVII. ADJOURNMENT**