



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, October 24, 2023 – 6:30 P.M.

Meeting #1861

This will be a (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 here:](#)

I. TIME AND PHYSICAL PLACE OF MEETING

Town Hall
11 Rye St, Broad Brook CT 06016

To access this meeting virtually:

Time: October 24, 2023, 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 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/7148971799>

II. ESTABLISH QUORUM

III. ADDED AGENDA ITEMS

IV. LEGAL NOTICES

- A. PZ-2023-23 Town of East Windsor is requesting a Text Amendment to create a new section: Warehouse Point Design District (WPDD) within East Windsor Zoning Regulations.
- B. PZ-2023-25 74 Newberry Rd & 9 Craftsman Rd is requesting a Special Use Permit for the Construction of a 32,212 SF building and a 16,793 SF building with new paved parking, loading areas, site lighting, concrete walkways, stormwater management system, associated utilities, and landscaping. Map 93, Block 19, Lot 06 & 09 & 10, Zone:M-1. Applicant/Owner Penske Truck Leasing CO, LP/ Newberry Road Enterprises, LLC.
- C. PZ-2023-26 Town of East Windsor is requesting a Text Amendment to section: 601.2 Number of Parking Spaces.

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

VI. APPROVAL OF MINUTES

A. October 10, 2023-Regular Meeting of PZC

VII. RECEIPT OF APPLICATIONS

A. PZ-2023-27 52 Main St-Modification of Approved Site Plan. Map 061 Block 05 Lot 041, Zone TZ5. Applicant: Yanal Qneider

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

A. PZ-2023-20 216 & 222 South Main St /Balch Bridge St Corporation extension request.

IX. CONTINUED PUBLIC HEARINGS

A. PZ-2023-24 115 Scantic Rd-Special Use Permit-Construction of a 112' X 32' Tobacco Barn to be used for demo of Tobacco Hanging & Drying. Map 064 Block 32 Lot 028A, Zone: B-1, A-1, A-2. Applicant: East Windsor Historical Society.

X. NEW PUBLIC HEARINGS

A. PZ-2023-23 Town of East Windsor is requesting a Text Amendment to create a new section: Warehouse Point Design District (WPDD) within East Windsor Zoning Regulations.

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C.PZ-2023-26 Town of East Windsor is requesting a Text Amendment to section: 601.2 Number of Parking Spaces.

XI. OLD BUSINESS

None

XII. NEW BUSINESS

None

XIII. OTHER BUSINESS

None

XV. BUSINESS MEETING

None

XVI. EXECUTIVE SESSION

None

XVII. ADJOURNMENT