



# 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, November 28, 2023 – 6:30 P.M.

Meeting #1863

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

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[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: November 28, 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

None

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

### VI. APPROVAL OF MINUTES

A. October 24, 2023 & November 14, 2023-Regular Meeting of PZC

### VII. RECEIPT OF APPLICATIONS

None

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

None

**IX. CONTINUED PUBLIC HEARINGS**

- A. 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.

**X. NEW PUBLIC HEARINGS**

- A. PZ-2023-28 122 Prospect Hill Rd-Special Use Permit-requesting a special use permit for a commercial multi-purpose assembly space that will provide a venue for corporate and private events with serving of alcohol. Map 112 Block 17 Lot 001-001, Zone B-2. Applicant/Owner: CAD Luxury Event Venue, LLC/ Sofia's Plaza LLC.
- B. PZ-2023-29 105 South Main St-Site Plan Review- requesting a change of use to retail sales of firearms and ammunition. Map 52 Block 20 Lot 62, Zone: TZ5. Applicant/Owner: Edward Markowski Jr.
- C. PZ-2023-30 155 Main St-Special Use Permit- requesting a special use permit for a change of use from convenience store to liquor store. Map 088 Block 47 Lot 011, Zone: B-1. Applicant/Owner: Quaiser Yosujzai.

**XI. OLD BUSINESS**

None

**XII. NEW BUSINESS**

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

**XIII. OTHER BUSINESS**

**XIV. CORRESPONDENCE**

**XV. BUSINESS MEETING**

**XVI. EXECUTIVE SESSION**

None

**XVII. ADJOURNMENT**