



# 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, December 12, 2023 – 6:30 P.M.

Meeting #1864

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: December 12, 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/u/keoJbiQE6k>

### II. ESTABLISH QUORUM

### III. ADDED AGENDA ITEMS

### IV. LEGAL NOTICES

A. PZ-2023-31 257 South Water St-requesting a special use permit for a lot split and creation of a rear lot. Map 071 Block 05 Lot 034, Zone R-3 & A-2.  
Applicant/Owner: Pedro Vega.

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

### VI. APPROVAL OF MINUTES

A. November 28, 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**

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**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**

A. 8-24 Referral for vacant property at Morris Rd, Lot 017-67-009

**XV. BUSINESS MEETING**

A. 297 North Rd Enforcement

B. ZEO Report

**XVI. EXECUTIVE SESSION**

None

**XVII. ADJOURNMENT**