



# TOWN OF EAST WINDSOR PLANNING & ZONING COMMISSION

11 Rye Street, Broad Brook, CT 06016  
860.623.6030

## Commission

Joseph Ouellette, Chairman  
Richard Sullivan, Vice Chairman  
Tim Moore, Secretary  
Jim Thurz  
Mike Kowalski

## Alternates

Anne Gobin  
Frank Gowdy  
Marti Zhigailo

## AGENDA

**TUESDAY, MAY 12, 2020 – 6:30 P.M.**

Meeting #1780

Meeting location: See below, meeting is being held via teleconference.

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I. TIME AND PLACE OF MEETING

Join Zoom Meeting

<https://zoom.us/j/3326833563>

Meeting ID: 332 683 3563

One tap mobile

+16465588656,,3326833563# US (New York)

+13126266799,,3326833563# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US

Meeting ID: 332 683 3563

II. ESTABLISH QUORUM

III. LEGAL NOTICE

IV. ADDED AGENDA ITEMS

IV. PUBLIC PARTICIPATION

V. APPROVAL OF MINUTES: April 28, 2020

VI. RECEIPT OF APPLICATIONS

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

VIII. CONTINUED PUBLIC HEARINGS

IX. NEW PUBLIC HEARINGS

**A. Zone Change Application (PZ-2020-04) – MMCT Venture, LLC** for parcels located at 113, 115, and 119 Prospect Hill Road for a zone change from R-2 to B-1 (residential to business), Assessor parcel ID numbers (Map, Block, Lot numbers): 112-14-005, 112-14-004, 112-14-003.

**B. Michael Fioretti (PZ-2020-06) Zone Change Application** for a parcel located at 202 Main Street for a zone change from M-1 to R-2 (manufacturing to residential), Assessor parcel ID number (Map, Block, Lot number): 101-12-030.

**C. Michael Fioretti (PZ-2020-07) Resubdivision Application** to create two (2) residential lots around two (2) existing homes in the R-2 Zone and to create one (1) commercial lot for existing indoor soccer facility in the M-1 Zone, Assessor parcel ID number (Map, Block, Lot number): 101-12-030.

**D. Text Amendment Application from East Windsor Planning and Zoning Commission (PZ-2020-08)** - for text amendments related to Alcohol Sales, including amendments to section 203 (definition of Alcohol Sales), 502 (permitted uses in Business and Industrial Districts), 504.7 (Alcohol Sales in the HIZ) and 805 (general requirements for Alcohol Sales). The changes requested would remove certain distance requirements for the sale of alcohol from other uses such as places of worship, charitable institutions, hospitals, convalescent homes, cemeteries, libraries, public playgrounds or municipal buildings.

X. NEW BUSINESS

**A. LaBrecque Autocraft, LLC (PZ-2020-05)** Site Plan Review for construction of a new commercial building for automotive repair at 63 Newberry Road, MBL 093-17-024, Zone District: M-1.

XI. OLD BUSINESS

A. Site visits

B. Continued discussion regarding Warehouse Point Planning Study to include Terri Hahn of LADA P.C. Land Planners

XII. OTHER BUSINESS

A. Informal discussion regarding Chamberlain Road Zone Change to include Eben Holmes

XIII. CORRESPONDENCE

XIV. BUSINESS MEETING

A. General Zoning Issues

B. Signing of Mylars/Plans

XV. ADJOURNMENT