



# 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, July 14, 2020 – 6:30 P.M. Regular Meeting #1784

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

*Commissioners unable to attend meeting please advise the following individuals:*  
*Ruben Flores-Marzan, Town Planner ; 860-698-1387; [rflores-marzan@eastwindsorct.com](mailto:rflores-marzan@eastwindsorct.com)*  
*Planning Office: 860-623-6030*

### I. TIME AND PLACE OF MEETING

Topic: Planning and Zoning Commission Meeting – July 14, 2020

Time: July 14, 2020 06:30 PM Eastern Time (US and Canada)

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)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US

+1 253 215 8782 US

Meeting ID: 332 683 3563

### II. ESTABLISH QUORUM

### III. LEGAL NOTICE/A. Broad Brook Meadows Subdivision

### IV. ADDED AGENDA ITEMS

### V. PUBLIC PARTICIPATION

### VI. APPROVAL OF MINUTES/A. June 23, 2020 Regular Meeting

### VII. RECEIPT OF APPLICATIONS:

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

- A. **PZ 2020-11 West River Farms** – Request for 5 year extension of the Special Use Permit to allow a 69-lot PRD Subdivision in four (4) phases located at 329, 332, 339,

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and 341 Scantic Road. MFDD and A-1 Zones. Map 3, Block 34, Lots 60, 62, and 62A.

**IX. CONTINUED PUBLIC HEARINGS**

**X. PUBLIC HEARINGS:**

- A. **PZ 2020-09 – Broad Brook Meadows – Applicant: Windbrook Homes, LLC.** – Resubdivision for a 15-lot residential subdivision and Special Use Permit to allow 3 rear lots. Property located at 131 Depot Street, corner of Depot Street and East Road; property owned by Sheila Sharos. R-3 Zone. Map 99, Block 53, Lot 005.

**XI OLD BUSINESS**

- A. **PZ 2020-10 – Applicant: The Silverman Group. – 12 South Main Street.** Clerical revision of motion for Site Plan Modification – for an 62,000 square feet increase to a warehouse/distribution facility for two (2) 123,120 square foot buildings. Property located at 12 South Main Street, Map 081, Block 11, Lot 082 and Map 071, Block 11, Lots 3AI, 06A and 010, in the B-1 and M-1 zoning districts

**XII NEW BUSINESS**

- A. **#PZ 2020-12 – ACI Auto Group – 206 South Main Street.** Request for a Modification of approved Site Plan for 9,360 square foot building for used car sales and auto repair. Property owned by 206 South Main St, EW, LLC. B-2 Zone. Map 22, Block 5, Lot 81.

**XIII OTHER BUSINESS**

- A. **INFORMAL DISCUSSION – Presentation by Christopher Ross, PV Project Developer for -Greenskies Renewable Energy - Mulnite Farms solar project – Barber Hill Roads**
- B. **INFORMAL DISCUSSION with Jason Hoyt: 32 North Road – Potential to establish an Automotive-Auto Body Repair Shop under a Special Use Permit Application for auto body work to be performed in conjunction with modifications to convert classic cars from gasoline to electric and auto body work to be performed for general restoration of classic cars. M-1 Zone. Map 113, Block 17, Lot 003A.**
- C. **Continued discussion regarding Warehouse Point Stormwater Planning Study to include Terri Hahn of LADA P.C. Land Planners**
- D. **Discussion of Developer’s Agreement – First Selectman Bowsza**

**XIV CORRESPONDENCE**

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**XV. BUSINESS MEETING**

- A. Site Visits**
- B. General Zoning Issues**
- C. Signing of Mylars/Plans**

**XVI. ADJOURNMENT**