



**TOWN OF EAST WINDSOR
PLANNING & ZONING COMMISSION**

11 Rye Street, Broad Brook, CT 06016
860.623.6030

Commission
Joseph Ouellette, Chairman
Jim Thurz
Mike Kowalski
Anne Gobin
Vacancy

Alternates
Frank Gowdy
Vacancy

**AGENDA
TUESDAY, JANUARY 26, 2021 – 6:30 P.M.**
Meeting #1795

Meeting location: Remote meeting, please see access information/link below

To access meeting materials, click the link below:

<https://eastwindsorct-my.sharepoint.com/:f:/p/acalv/EhPdAnON-PFCjaFmj9YO5flBT5fn68V1RvPr-XaPUBSvHA?e=EEXIsM>

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. ADDED AGENDA ITEMS

IV. LEGAL NOTICES

IV. PUBLIC PARTICIPATION

V. APPROVAL OF MINUTES:

A. January 12, 2021 Regular Meeting

VI. RECEIPT OF APPLICATIONS

A. PZ-2021-02, 53 Prospect Hill Road (Map 092, Block 14, Lot 012) General Development Plan modification. Zone HIFZ. Applicant: Tracy Becker for Sign Pro. Owner: Crossroads Community Cathedral.

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

VIII. CONTINUED PUBLIC HEARINGS

- A. PZ-2020-20, SJK Properties, LLC** Text Amendment Application to East Windsor Zoning Regulations Section 802 Multi Family Development District (MFDD).
- B. PZ-2020-21, SJK Properties, LLC** Zone Change Application, zone change from R-3 to MFDD.

Map 100, Block 77, Lots: 006-01, 006-02, 006-03, 006-04, 006-05, 006-06, 006-07, 006-08, 006-09, 006-10, 006-36, 006-37, 006-38, 006-39, 006-40, 006-41, 006-42, 006-43, 006-44, 006-45, 006-46, 006-47, 009-02B, 009, 009-11, 009-12, 009-13

Map 110, Block 77, Lots, 009-14, 009-15, 009-16, 009-17, 009-18, 009-19, 009-20, 009-21, 009-22, 009-23, 009-24, 009-25, 006-26, 006-27, 006-28, 006-29, 006-30, 006-31, 006-32, 006-33, 006-34, 006-35, 006-34A

Map 090, Block 77, Lots: 006-48, 006, 006A, 006B

IX. NEW PUBLIC HEARINGS

- A. PZ-2021-01, 111 South Main Street** (Map 052, Block 20, Lot 061) Zone Change Application, United Ag & Turf Northeast for a zone change from R-3 to TZ5.

X. NEW BUSINESS

XI. OLD BUSINESS

- A. PZ-2020-22, 89 Bridge Street** (Map 111, Block 12, Lot 002) Site Plan Application for a 5,400 SF addition to the existing firehouse and parking lot. Zone B-1. Owner/Applicant: Warehouse Point Fire District.
- B. PZ-2020-19, 198 South Main Street** (Map 022, Block 05, Lot 079) Site Plan Application for the demolition of an existing house and construction of a 9,600 SF building and parking lot for an automobile workshop. Zone B-2. **(continued to February 9)**
- C. PZ-2020-18, 87 South Main Street** (Map 052, Block 20, Lots 029, 069) Zone Change Application, TZ6, R-3, and A-1 to TZ5 and A-1. Owner/Applicant: David Mason.
- D. Warehouse Point Planning Study** to include Terri Hahn of LADA P.C. Land Planners

XII. OTHER BUSINESS

XIII. CORRESPONDENCE

XIV. BUSINESS MEETING

XV. ADJOURNMENT