



# 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, MARCH 9, 2021 – 6:30 P.M. Meeting #1798

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

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To access meeting materials, click the link below:

<https://eastwindsorct-my.sharepoint.com/:f:/p/acalv/EhPdAnON-PFCjaFmj9YO5fIBT5fn68V1RvPr-XaPUBSvHA?e=EEXIsM>

### I. TIME AND PLACE OF MEETING

Join Zoom Meeting

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

**Meeting ID: 332 683 3563**

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

### V. PUBLIC PARTICIPATION

### VI. APPROVAL OF MINUTES

A. February 23, 2021 Regular Meeting

### VII. RECEIPT OF APPLICATIONS

A. **PZ-2021-06, SJK Properties, LLC, Text Amendment Application** to East Windsor Zoning Regulations Section 802 Multi Family Development District (MFDD).

B. **PZ-2021-07, 142 North Road, Special Use Permit Application** for a barbershop. (Map 124, Block 24, Lot 015) Zone B-3. Applicant: Brett Faraday.

C. **PZ-2021-08, 111 South Main Street Site Plan Application** for construction of 27,000 SF building and 6,000 SF storage building for sales and maintenance of Agricultural and Grounds Maintenance Equipment. (Map 052, Block 20, Lot 061) Zone TZ5. Applicant: United Ag & Turf Northeast

D. **PZ-2021-09, 124 Newberry Road, Special Use Permit Application** for a Contractor's Office and Storage Yard. (Map 104, Block 19, Lot 15B) Zone M-1. Applicant: Scott Cota

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

- A. Noble East, LLC – Release request of Landscaping and Road Widening Bond

**IX. CONTINUED PUBLIC HEARINGS**

**X. NEW PUBLIC HEARINGS**

- A. **PZ-2021-05, 148 North Road, Special Use Permit Application** for a nail salon. (Map 124, Block 24, Lot 011A) Zone B-3. Applicant: Yolanda Montalvo
- B. **PZ-2021-04, Noble Energy Real Estate, Text Amendment Application**, Section 502 Permitted Uses in Business & Industrial Districts and Section 503 Permitted Accessory Uses.

**XI. OLD BUSINESS**

- A. **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. Applicant: Central AS, LLC

**XII. NEW BUSINESS**

- A. Review and discussion of proposed Open Space Assessment Ordinance
- B. Discussion regarding POCD Action taken on January 23, 2018
- C. ZEO Report

**XIII. OTHER BUSINESS**

**XIV. CORRESPONDENCE**

**XV. BUSINESS MEETING**

- A. Zoning Regulation Revisions
- B. POCD Implementation Committee

**XVI. EXECUTIVE SESSION**

**XVII. ADJOURNMENT**