



# 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  
Frank Gowdy

Alternates  
Vacancy  
Vacancy

## AGENDA TUESDAY, APRIL 13, 2021 – 6:30 P.M. Meeting #1800

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

### II. ESTABLISH QUORUM

### III. ADDED AGENDA ITEMS

### IV. LEGAL NOTICES

### V. PUBLIC PARTICIPATION

### VI. APPROVAL OF MINUTES

A. March 23, 2021 Regular Meeting

### VII. RECEIPT OF APPLICATIONS

A. **PZ-2021-13, 14 Sullivan Farm Road, Special Use Permit Application** for an accessory apartment. (Map 100, Block 77, Lot 016-07) Zone R-3. Applicant/Owner: Samantha Seamans-Frizzell (*Proposed hearing date: April 27, 2021*)

B. **PZ-2021-14, 148 North Road, Unit 4 Special Use Permit Application** for a gift shop. (Map 124, Block 24, Lot 011A). Zone B-3. Applicant: James Scozzafava (*Proposed hearing date: April 27, 2021*)

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

**IX. CONTINUED PUBLIC HEARINGS**

- A. 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
- 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.

**X. NEW PUBLIC HEARINGS**

- A. PZ-2021-06, SJK Properties, LLC, Text Amendment Application** to East Windsor Zoning Regulations Section 802 Multi Family Development District (MFDD)
- B. PZ-2021-10, South Prospect Hill Road LLC, Text Amendment Application** to East Windsor Zoning Regulations Section 502 Permitted Uses in Business and Industrial Districts and Section 504.2A Prohibited Uses.
- C. PZ-2021-11, 24 Rockville Road, Resubdivision Application**, 2-lot Resubdivision. (Map 039, Block 68, Lot 003) Zone R-3. Applicant: James T. Daniel, Owner: Tom Crockett, et. al.
- D. PZ-2021-12, Special Use Permit Application, 24 Rockville Road**, to allow the creation of a rear lot. (Map 039, Block 68, Lot 003) Zone R-3. Applicant: James T. Daniel, Owner: Tom Crockett, et. al.

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

- A. 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. *Action Possible*
- 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. *Action Possible*.

**XIII. OTHER BUSINESS**

**XIV. CORRESPONDENCE**

- A.** Letter dated April 6, 2021 from Pullman and Comley regarding a Solar Project to be located in Ellington

**XV. BUSINESS MEETING**

- A.** Elect Officers
- B.** ZEO Report

**XVI. EXECUTIVE SESSION**

**XVII. ADJOURNMENT**