



# 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 27, 2021 – 6:30 P.M. Meeting #1801

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. April 13, 2021 Regular Meeting

### VII. RECEIPT OF APPLICATIONS

- A. **PZ-2021-15, Wells Road, Resubdivision Application**, 5-lot Resubdivision. (Map 125 Block 24 Lot 025) Zone A-1. Applicant/Owner: Anthony A. Della Ripa. (*Proposed hearing date: May 11, 2021*)
- B. **PZ-2021-16, Wells Road, Special Use Permit Application**, to allow the creation of a rear lot. (Map 125 Block 24 Lot 025) Zone A-1. Applicant/Owner: Anthony A. Della Ripa. (*Proposed hearing date: May 11, 2021*)
- C. **PZ-2021-17, 8 Church Street, Resubdivision Application**, 1-lot Resubdivision. (Map 097 Block 30 Lot 052) Zone R-2. Applicant/Owner: Mae A. Grigely Trust. (*Proposed hearing date: May 11, 2021*)
- D. **PZ-2021-18, 76 and 84 North Road and 7 Winkler Road, Special Use Permit Application**, for construction of an automatic car wash accessory to an existing automotive filling station. (Map 113 Block 24 Lots 002, 002-1, 003) Zone B-3. Applicant/Owner: Noble Energy Real Estate. (*Proposed hearing date: May 11, 2021*)

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

IX. **CONTINUED PUBLIC HEARINGS**

X. **NEW PUBLIC HEARINGS**

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)

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

XI. **OLD BUSINESS**

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

XII. **NEW BUSINESS**

XIII. **OTHER BUSINESS**

XIV. **CORRESPONDENCE**

XV. **BUSINESS MEETING**

A. Kingshire Subdivision Expiration

XVI. **EXECUTIVE SESSION**

XVII. **ADJOURNMENT**