



**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

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

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**