



**TOWN OF EAST WINDSOR  
PLANNING & ZONING COMMISSION**  
11 Rye Street, Broad Brook, CT 06016  
860.623.6030

Commission  
Jim Thurz  
Mike Kowalski  
Anne Gobin--Chair  
Frank Gowdy  
Joe Sauerhoefer

Alternates  
David Leason  
Vacancy  
Vacancy

## **AGENDA**

**TUESDAY, JANUARY 11, 2022 – 6:30 P.M.**

Meeting #1818

This meeting is being held virtually via Zoom

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**To access meeting materials, click the link below:**

<https://eastwindsorct-my.sharepoint.com/:f:/p/townplanner/Em4L5luX61RGvBoqvs0edwsBt-tmFCu0pVujAKWCJFNwRg?e=DTx8ZT>

**I. TIME AND PLACE OF MEETING:** Virtually, via Zoom

**To access this meeting virtually:**

Time: January 11, 2022, 6:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/7148971799>

Meeting ID: 714 897 1799

Dial by your location:

+1 646 558 8656 (New York)

+1 301 715 8592 (Washington DC)

Find your local number: <https://us06web.zoom.us/u/keoJbiQE6k>

**II. ESTABLISH QUORUM**

**III. ADDED AGENDA ITEM- (Potential)**

**IV. a. PZ-2022-01 44 Prospect Hill Road- Site Plan Modification\_ (Walmart Addition)**

**V. LEGAL NOTICES (none)**

**VI. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA)**

**VII. APPROVAL OF MINUTES**

**a. December 28, 2021**

**VIII. RECEIPT OF APPLICATIONS**

**IX. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE (none)**

**X. CONTINUED PUBLIC HEARINGS**

- a. Applicant: Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) “Cannabis Establishments” to enact Zoning Regulations to establish requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1. (Tabled for CCROG comments on revisions)

**XI. NEW PUBLIC HEARINGS (none)**

**XII. OLD BUSINESS**

- a. South & Phelps Road - Subdivision Application PZ-2021-28

**XIII. NEW BUSINESS**

**XIV. OTHER BUSINESS**

**XV. CORRESPONDENCE**

**XVI. BUSINESS MEETING**

**XVII. EXECUTIVE SESSION**

**XVIII. ADJOURNMENT**