



**TOWN OF EAST WINDSOR
PLANNING & ZONING COMMISSION**

11 Rye Street, Broad Brook, CT 06016
860.623.6030

Commission
Mike Kowalski-Chair
Jim Thurz- Vice Chair
Anne Gobin
David Leason
Stacey Svoboda McKenna

Alternates
Frank Gowdy
Vacancy
Vacancy

**Amended
MEETING AGENDA**

TUESDAY, November 14, 2023 – 6:30 P.M.

Meeting #1862

This will be a (hybrid in-person) meeting. If you have any concerns about your ability to attend, please contact Town Hall at 860-623-6030

[To access meeting materials, click here:](#)

I. TIME AND PHYSICAL PLACE OF MEETING

Town Hall
11 Rye St, Broad Brook CT 06016

To access this meeting virtually:

Time: November 14, 2023, 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 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/7148971799>

II. ESTABLISH QUORUM

III. ADDED AGENDA ITEMS

IV. LEGAL NOTICES

None

V. PUBLIC PARTICIPATION *(For Items Not Listed on the Agenda)*

VI. APPROVAL OF MINUTES

A. October 24, 2023-Regular Meeting of PZC

VII. RECEIPT OF APPLICATIONS

A. PZ-2023-28 122 Prospect Hill Rd-Special Use Permit-requesting a special use permit for a commercial multi-purpose assembly space that will provide a venue for corporate and private events with serving of alcohol. Map 112 Block 17 Lot 001-001, Zone B-2. Applicant/Owner: CAD Luxury Event Venue, LLC/ Sofia's Plaza LLC.

- B. PZ-2023-29 105 South Main St-Site Plan Review- requesting a change of use to retail sales of firearms and ammunition. Map 52 Block 20 Lot 62, Zone: TZ5. Applicant/Owner: Edward Markowski Jr.
- C. PZ-2023-30 155 Main St-Special Use Permit- requesting a special use permit for a change of use from convenience store to liquor store. Map 088 Block 47 Lot 011, Zone: B-1. Applicant/Owner: Quaiser Yosujzai.

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

None

IX. CONTINUED PUBLIC HEARINGS

- A. PZ-2023-23 Town of East Windsor is requesting a Text Amendment to create a new section: Warehouse Point Design District (WPDD) within East Windsor Zoning Regulations.
- B. PZ-2023-25 74 Newberry Rd & 9 Craftsman Rd is requesting a Special Use Permit for the Construction of a 32,212 SF building and a 16,793 SF building with new paved parking, loading areas, site lighting, concrete walkways, stormwater management system, associated utilities, and landscaping. Map 93, Block 19, Lot 06 & 09 & 10, Zone: M-1. Applicant/Owner Penske Truck Leasing CO, LP/ Newberry Road Enterprises, LLC. **(extension submitted to be continued 11/28/2023).**

X. NEW PUBLIC HEARINGS

None

XI. OLD BUSINESS

None

XII. NEW BUSINESS

- A. PZ-2023-27 52 Main St-Modification of Approved Site Plan-for parking spots located at 52 Main St. Map 061 Block 05 Lot 041, Zone TZ5. Applicant: Yanal Qneider

XIII. OTHER BUSINESS

- A. ZEO Report

XIV. CORRESPONDENCE

- A. Robinson & Cole-11 Chamberlain Rd- Verizon Wireless-Notice for a Certificate of Environmental Compatibility and Public Need for the Construction, Maintenance and Operation of a Wireless Telecommunication Facility.

XV. BUSINESS MEETING

- A. Draft Plan of Conservation and Development Project Timeline

XVI. EXECUTIVE SESSION

None

XVII. ADJOURNMENT