



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
Vacancy

Alternates
Frank Gowdy
Vacancy

AMENDED AGENDA TUESDAY, FEBRUARY 9, 2021 – 6:30 P.M. Meeting #1796

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-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

Meeting ID: 332 683 3563

II. ESTABLISH QUORUM

III. ADDED AGENDA ITEMS

IV. LEGAL NOTICES

IV. PUBLIC PARTICIPATION

V. APPROVAL OF MINUTES:

A. January 26, 2021 Regular Meeting

VI. RECEIPT OF APPLICATIONS

A. **PZ-2021-03, Chez Hospitality**, Special Use Permit Application for Sale of Alcohol at 122 Prospect Hill Road (Map 112, Block 17, Lot 001A-01) Zone B-2.

B. **PZ-2021-04, Noble Energy Real Estate**, Text Amendment Application, Section 502 Permitted Uses in Business & Industrial Districts and Section 503 Permitted Accessory Uses.

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

VIII. CONTINUED PUBLIC HEARINGS

- A. PZ-2020-20, SJK Properties, LLC** Text Amendment Application to East Windsor Zoning Regulations Section 802 Multi Family Development District (MFDD).
- B. PZ-2020-21, SJK Properties, LLC** Zone Change Application, zone change from R-3 to MFDD.

Map 100, Block 77, Lots: 006-01, 006-02, 006-03, 006-04, 006-05, 006-06, 006-07, 006-08, 006-09, 006-10, 006-36, 006-37, 006-38, 006-39, 006-40, 006-41, 006-42, 006-43, 006-44, 006-45, 006-46, 006-47, 009-02B, 009, 009-11, 009-12, 009-13

Map 110, Block 77, Lots, 009-14, 009-15, 009-16, 009-17, 009-18, 009-19, 009-20, 009-21, 009-22, 009-23, 009-24, 009-25, 006-26, 006-27, 006-28, 006-29, 006-30, 006-31, 006-32, 006-33, 006-34, 006-35, 006-34A

Map 090, Block 77, Lots: 006-48, 006, 006A, 006B

IX. NEW PUBLIC HEARINGS

X. OLD BUSINESS

- A. PZ-2021-01, 111 South Main Street** (Map 052, Block 20, Lot 061) Zone Change Application, United Ag & Turf Northeast for a zone change from R-3 to TZ5.
- B. PZ-2020-19, 198 South Main Street** (Map 022, Block 05, Lot 079) Site Plan Application for the demolition of an existing house and construction of a 9,600 SF building and parking lot for an automobile workshop. Zone B-2. ***(continued to February 23)***

XI. NEW BUSINESS

- A. PZ-2021-02, 53 Prospect Hill Road** (Map 092, Block 14, Lot 012) General Development Plan modification. Zone HIFZ. Applicant: Tracy Becker for Sign Pro. Owner: Crossroads Community Cathedral.
- B.** Informal discussion regarding a drive-thru at the rear of 39 Prospect Hill Road

XII. OTHER BUSINESS

XIII. CORRESPONDENCE

XIV. BUSINESS MEETING

- A.** ZEO Report

XV. EXECUTIVE SESSION

XVI. ADJOURNMENT