



# TOWN OF EAST WINDSOR PLANNING & ZONING COMMISSION

11 Rye Street, Broad Brook, CT 06016  
860.623.6030

## Commission

Joseph Ouellette, Chairman  
Richard Sullivan, Vice Chairman  
Tim Moore, Secretary  
Jim Thurz  
Mike Kowalski

## Alternates

Anne Gobin  
Frank Gowdy  
Marti Zhigailo

## **REVISED AGENDA REGULAR MEETING TUESDAY, JUNE 9, 2020 – 6:30 P.M.** Meeting #1782

Meeting location: See below, meeting is being held via teleconference.

**Commissioners unable to attend meeting please advise the following individuals:**  
**Rubén Flores-Marzán, Town Planner: (860) 698-1387, [rflores-marzan@eastwindsorct.com](mailto:rflores-marzan@eastwindsorct.com)**  
**Planning Office: (860) 623-6030**

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### I. TIME AND PLACE OF MEETING

Join Zoom Meeting – June 9, 2020 at 6:30PM (please join 10-15 minutes prior to start of meeting)  
<https://zoom.us/j/3326833563>

**Meeting ID: 332 683 3563**

One tap mobile  
+16465588656,,3326833563# US (New York)  
+13126266799,,3326833563# US (Chicago)

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. LEGAL NOTICE

### A. ADDED AGENDA ITEMS

- A. **PZ-2020-10:** Site Plan Modification Application. Applicant: The Silverman Group, 12 South Main Street, for an increase of 62,000 square feet (MBL # 081-11-082 and MBL # 071-11-3A1, 06A and 010) in the B-1 and M-1 zoning districts.

### IV. PUBLIC PARTICIPATION

### V. APPROVAL OF MINUTES: May 26, 2020

VI. RECEIPT OF APPLICATIONS

- A. **PZ 2020-09** – Broad Brook Meadows Resubdivision – Applicant: Windbrook Homes, LLC. – 15-lot residential subdivision. Property located at 131 Depot Street, corner of Depot Street and East Road; property owned by Sheila Sharos. R-3 Zone. Map 99, Block 53, Lot 005.
- B. **PZ 2020-10** – Site Plan Modification – 62,000 square feet increase. Applicant: The Silverman Group. Property located at 12 South Main Street, Map 081, Block 11, Lot 082 and Map 071, Block 11, Lots 3A1, 06A and 010, in the B-1 and M-1 zoning districts.

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

VIII. CONTINUED PUBLIC HEARINGS

IX. NEW PUBLIC HEARINGS

X. NEW BUSINESS

XI. OLD BUSINESS

- A. Site visits
- C. Continued discussion regarding Warehouse Point Planning Study to include Terri Hahn of LADA P.C. Land Planners

XII. OTHER BUSINESS

- A. **Informal Discussion – Presentation by DESRI, LLC – Gravel Pit Solar (GPS) 1, Gravel Pit Solar 2, Gravel Pit Solar 3** – (properties ranging from Apothecaries Hall Road, to NORCAP, to Back 124, to Makowski on Plantation Road) – solar energy development.
- B. **Informal Discussion regarding 55 Winkler Road** – Karim Radzhabov, Owner/President MAS Transport, Inc. Discussion to include permitted uses for parking of general freight trucks and potential for future construction of auto body shop. MFDD Zone; Map 114, Block 24, Lot 005A.
- C. **Informal Discussion regarding 14B Rice Road** – Potential for Special Use Permit/Rear Lot for a single family home. Parcel contains 8.08 acres, 152+ feet of frontage. A-1 Zone; Map 116, Block 28, Lot 013A. Parties: David Mosher (Broker) and Ronald Hunt (Buyer).

XIII. CORRESPONDENCE

XIV. BUSINESS MEETING

- A. General Zoning Issues
- B. Signing of Mylars/Plans: Approval Motion for MMCT Zone Change

XV. ADJOURNMENT