

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
11 RYE STREET
BROAD BROOK, CT 06016
(860) 623-6030**

COMMISSION:

Joseph Ouellette	- Chairman	Marti Zhigailo	- Alternate
Frank Gowdy	- Vice Chairman	Richard Sullivan	- Alternate
Lorraine Devanney	- Secretary	(Vacancy)	- Alternate
James Thurz	- Regular		
Craig Wentworth	- Regular		

AGENDA
TUESDAY, SEPTEMBER 13, 2011 – 7:00 p.m.
PLANNING & ZONING COMMISSION
Meeting #1598

Commission members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon of the day of the meeting.

I. ESTABLISHMENT OF QUORUM

II. ADDED AGENDA ITEMS

III. PUBLIC PARTICIPATION

IV. APPROVAL OF MINUTES:

August 9, 2011

V. RECEIPT OF APPLICATIONS

VI. LEGAL NOTICE

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

Hillside Farms – Request from J. R. Russo & Associates for release of the remaining maintenance bond for the Hillside Farms Active Adult Community.

VIII. OLD BUSINESS:

Newberry Road Enterprises/Steve Dearborn - Special Use Permit for a Modification to Volume Reduction Facility at property located at 68 Newberry Road, East Windsor, CT. [M-1 Zone; Assessor's Map 93, Block 19, Lot 6. (*Hearing closed 7/26/2011; Deadline for decision 9/29/2011*)

IX. CONTINUED HEARING:

Newberry Village, LLC - Renewal of Special Use Permit and request for Site Plan Modification to eliminate sidewalks and change phasing for Newberry Village active adult housing development located at Newberry Road and Winkler Road, owned by Newberry Village LLC and LTP Realty, Inc. [Zoned ARHD; Map 104, Block 17, Lots 19-6 & 19] (*Deadline to close hearing 9/13/2011*)

X. NEW HEARING:

West River Farms, LLC, c/o Kahan, Kerensky & Capossela, LLP - Proposed Text Amendment to Section 801 (*Planned Residential Development – PRD*) of the Zoning Regulations to allow a PRD in a Multi-Family Development Zone (MFDD). (*Deadline to close hearing 10/18/2011*)

XI. NEW BUSINESS:

Applebrook Farm – Request from Sharon and Tom Muska for off-site temporary sign waiver

XII. BUSINESS MEETING:

- (1) Correspondence
- (2) Staff Reports

XIII. SIGNING OF MYLARS/PLANS, MOTIONS

XIV. ADJOURNMENT