

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

COMMISSION:

Joseph Ouellette  
James Thurz  
Lorraine Devanney  
Frank Gowdy  
Richard Sullivan

- Chairman  
- Vice Chairman  
- Secretary  
- Regular  
- Regular

Marti Zhigailo - Alternate  
Robert Slate - Alternate  
Mike Kowalski - Alternate

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**AGENDA**

**TUESDAY, MAY 12, 2015 – 6:30 P.M.**  
**PLANNING & ZONING COMMISSION**

Meeting #1673

*Meeting to be held at the Park Hill community room*  
*1-A Park Hill, Broad Brook, CT*

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.

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**I. ESTABLISHMENT OF QUORUM**

**II. LEGAL NOTICE**

**III. ADDED AGENDA ITEMS**

**IV. PUBLIC PARTICIPATION**

**V. APPROVAL OF MINUTES: April 28, 2015**

**VI. RECEIPT OF APPLICATIONS**

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

Matthew Lane (Griffin Hill Subdivision) – Acceptance as Town Road

**VIII. CONTINUED PUBLIC HEARINGS:**

**West River Farms, LLC** - Special Use Permit to allow a 69-lot PRD Subdivision in 4 phases located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] (*Deadline to close hearing extended to 5/12/2015*)

**IX. NEW PUBLIC HEARINGS:**

**Jeffrey E. and Maria B. Ewing** - Special Use Permit to allow a rear lot (per Chapter 408) off of Kreyssig Road, as part of a proposed 3-lot subdivision off of Kreyssig Road, along the East Windsor / Ellington town line. [A-1 zone; Map 136, Block 75, Lot 11] (*Deadline to close hearing 6/16/2015*)

**Kings Crossing, LLC** - Special Use Permit to allow construction of material storage bins at existing contractor's storage yard at 297 North Road, owned by the Kement Family Limited Partnership. [A-1 & A-2 zones; Map 117, Block 36, Lot 43C] (*Deadline to close hearing 6/16/2015*)

**X. OLD BUSINESS:**

**West River Farms, LLC** - 69-lot PRD Subdivision located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] (*Deadline for decision 5/14/15*)

**XI. NEW BUSINESS:**

**Jeffrey E. and Maria B. Ewing** - 3-lot subdivision located off of Kreyssig Road, along the East Windsor / Ellington town line. [A-1 zone; Map 136, Block 75, Lot 11] (*Deadline for decision 7/2/2015*)

**East Windsor Farmer's Market** - Site Plan Approval to allow seasonal farmer's market from June 21, through October 11, 2015 at 58 North Road, owned by CT Electric Railway Association. [B-3 zone; Map 113, Block 17, Lot 7] (*Deadline for decision 7/2/2015*)

**XII. OTHER BUSINESS**

**XIII. CORRESPONDENCE**

- XIV. BUSINESS MEETING:** (1) Discussion on Aquifer Protection Regulations and Map (**TABLED**)  
(2) Signing of Mylars/Plans, Motions

**XV. ADJOURNMENT**