

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

COMMISSION:

Joseph Ouellette
James Thurz
Lorraine Devaney
Frank Gowdy
Richard Sullivan

- Chairman
- Vice Chairman
- Secretary
- Regular
- Regular

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

AGENDA

TUESDAY, NOVEMBER 10, 2015 – 6:30 P.M.

PLANNING & ZONING COMMISSION

Meeting #1684

Meeting to be held at the East Windsor Town Hall

Meeting Room, 11 Rye Street, 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.

I. ESTABLISHMENT OF QUORUM

II. LEGAL NOTICE

III. ADDED AGENDA ITEMS

IV. PUBLIC PARTICIPATION

V. APPROVAL OF MINUTES: October 27, 2015

VI. RECEIPT OF APPLICATIONS

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

West River Farms LLC – Request for an additional 90-day extension for filing mylars for the Special Use Permit for a Planned Residential Development and a 69-lot Subdivision located at 329-341 Scantic Road.
(Previous extension granted through 12/24/2015)

VIII. CONTINUED PUBLIC HEARINGS:

Cross Roads Cathedral - Zone Change from M-1 to HIFZ for property located at 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92, Block 14, Lot 10) *(Deadline to close hearing 11/17/2015)*

Cross Roads Cathedral: Special Use Permit for modification to GDP in HIFZ; Special Use Permit for church use; and Site Plan Approval to allow construction of a 4-story, 80-room hotel with day spa and use of existing banquet facility as a public place of worship for property located at 53, 55 and 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92, Block 14, Lots 10, 11 & 12) [In accordance with Section 504] *(Deadline to close hearing 11/17/2015)*

IX. NEW PUBLIC HEARINGS:

STP, LLC, represented by Michael V. Rock - Special Use Permit for a change of use from a bank to a restaurant at Suite F at 142-146 North Road, owned by Walter E. Bass, Jr. [B-3 zone; Map 124, Block 25, Lot 15] *(Deadline to close hearing 12/15/2015)*

Steve Moser - Special Use Permit/Excavation (per Section 814) for driveway relocation and parcel regrading for property located at 55 & 57 Kreyssig Road (Sunset Valley Farms). [A-1 zone; Map 136, Block 75, Lots 10 & 11] *(Deadline to close hearing 12/15/2015)*

**EAST WINDSOR PLANNING & ZONING COMMISSION
AGENDA – NOVEMBER 10, 2015**

Pg. 2

X. OLD BUSINESS

XI. NEW BUSINESS

XII. OTHER BUSINESS

XIII. CORRESPONDENCE

XIV. BUSINESS MEETING: (1) Discussion on Plan of Conservation & Development (POCD)
(2) Signing of Mylars/Plans, Motions

XV. ADJOURNMENT