



TOWN OF EAST WINDSOR PLANNING & ZONING COMMISSION

11 Rye Street, Broad Brook, CT 06016
860.623.6030

Commission
Mike Kowalski-Chair
Jim Thurz- Vice Chair
Anne Gobin
David Leason
Stacey Svoboda McKenna

Alternates
Frank Gowdy
Vacancy
Vacancy

Schedule of Motions

TUESDAY, April 23, 2024 – 6:30 P.M.

Meeting #1872

I. TIME AND PHYSICAL PLACE OF MEETING

Town Hall
11 Rye St, Broad Brook CT 06016

Also Accessed Virtually at Zoom Meeting ID: 714 897 1799

PRESENT: Regular Members: Michael Kowalski (Chairman) Jim Thurz (Vice Chairman), Anne Gobin, David Leason, and Stacey Svoboda-McKenna and
Alternate Member: Frank Gowdy.

GUESTS/SPEAKERS present, in-person: Director of Planning and Development/Town Planner Ruthanne Calabrese hosted the meeting. Also present in person were Planning Consultant, Michael D'Amato, Jay Ussery of JR Russo and Associates, John Burnham, East Windsor Housing Authority, Linda Collins, East Windsor Housing Authority, Paul Anderson, Keith Yagaloff, Burma Shaw, and Brian Cote.

II. ESTABLISH QUORUM

Chairman Kowalski opened the meeting at 6:30 p.m. a quorum was noted with all five regular members and alternate Frank Gowdy present.

III. ADDED AGENDA ITEMS

Chairman Kowalski reference a Letter from Alter Person, LLC representing Penske Truck Leasing, Co regarding Erosion and Sedimentation Bond for PZ-2023-25 was received today will be added to the correspondence section of the agenda.

IV. LEGAL NOTICES:

Chairman Kowalski read two legal notices onto the record.

A. PZ-2024-05 Town of East Windsor Text Amendment to Section 507.6 Allowed Uses; Warehouse Point Zoning Regulations.

B. PZ-2024-06 Town of East Windsor Housing Authority; East Windsor Housing Authority and Housing Authority of East Windsor is requesting a Zone Change from M-1 and R-2 to ARHD for property located on Reservoir Ave, Assessors Map 078, Block 56, Lots 032 and 038.

V. PUBLIC PARTICIPATION (For Items Not Listed on the Agenda)

Chairman Kowalski invited members of the public to speak on items not already

included on the agenda.

Mr. Paul Andersen offered appreciation for the volunteer commissioners and the work they do for the Town.

VI. APPROVAL OF MINUTES

Motion moved by Commissioner Gobin to APPROVE the minutes of the April 9, 2024, meeting #1871 with the following corrections:

Line 51: ~~A. January 23~~**March 26, 2024-Regular Meeting #1866-1870 of PZC**

Line 114: of the language contains areas that are not likely being enforced, e.g., lawn ~~car~~

Line 119: The POCD survey has, so far, garnered 68 responses. The survey is ~~available~~**advertised at**-on

Moved: Gobin; **Seconded:** Svoboda McKenna

Vote: **In favor:** Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna

VII. RECEIPT OF APPLICATIONS:

None

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

None

IX. CONTINUED PUBLIC HEARINGS

None

X. NEW PUBLIC HEARINGS

A. PZ-2024-05 Zone Change- Town of East Windsor Text Amendment to Section 507.6 Allowed Uses; Warehouse Point Zoning Regulations.

MOTION: To CLOSE public hearing on Application PZ-2024-05 Town of East Windsor-Text Amendment to Section 507.6

Gobin **moved**/Leason **seconded**.

DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna.

MOTION: Approve: PZ 2024-05 Town of East Windsor Text Amendment to Sec. 507.6 Allowed Uses; Warehouse Point Design District of East Windsor Zoning Regulations.

Finding that the establishment of the Warehouse Point Design District and accompanying zoning regulations is directly tied to Chapter 3 of the East Windsor Plan of Conservation and Development, Guiding Development, which specifies defining village areas and promoting transit-oriented development and/or village zoning in Warehouse Point, and that changes are consistent with what the Planning and Zoning Commission heard during the public hearing.

Gobin **moved**/Leason **seconded**.

DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna.

B. PZ-2024-06 Town of East Windsor Housing Authority; East Windsor Housing Authority and Housing Authority of East Windsor is requesting a Zone Change from M-1 and R-2 to ARHD for property located, Assessors Map 078, Block 56, Lots 032 and 038.

MOTION: To CLOSE public hearing on Application PZ-2024-06
Gobin **moved**/Leason **seconded**.

DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna.

MOTION: Approve: PZ 2024-06 Town of East Windsor Housing Authority Zone Change from M-1 and R-2 to ARHD for property located on Reservoir Avenue, Map 078, Block 56, Lots 032 and 038

Finding: That the zone change is in alignment with the POCD and recognizing that any development on the site will come back before the Commission and require adherence to the regulations and special permit conditions.

Gobin **moved**/Leason **seconded**.

DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna.

XVII. ADJOURNMENT

MOTION: To ADJOURN this Meeting at 8:25 p.m.
Svoboda McKenna **moved**/Leason **seconded**.

DISCUSSION: None

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda-McKenna

Respectfully Submitted,
Ruthanne Calabrese
Director of Planning and Community Development
Town Planner