

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION**

**REGULAR Meeting #1864
Tuesday, December 12, 2023**

***THIS MEETING IS BEING HELD IN-PERSON
In the John Daly, Jr. Meeting Room,
Town Hall, 11 Rye Street, Broad Brook, CT 06016***

AND

***VIA REMOTE ACCESS
via ZOOM Teleconference
Meeting ID: 714 897 1799***

**CORRECTED SCHEDULE OF MOTIONS
(Please see highlighted text)**

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Kowalski called the Regular Meeting #1864 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m. The Meeting is being held in-person in the John Daly, Jr. Meeting Room, Town Hall, 11 Rye Street, Broad Brook, CT., and via telconference as well

PRESENT: **Regular Members:** Anne Gobin, Michael Kowalski Chairman), David Leason, and Jim Thurz (Vice Chairman).

Alternate Member: None

ABSENT: Regular Member Svoboda-McKenna and Alternate Member Gowdy were unable to join the Commission this evening.

GUESTS/SPEAKERS present in-person: Director of Planning and Development/Planning Director Ruth Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato; **Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission;** Deputy First Selectman DeSousa; **Application PZ-2023-31 257 South Water Street** – requesting a Special Use Permit for a lot split and creation of a rear lot. Map 071, Block 05, Lot 034, Zone R-2 and A-2. Applicant/Owner: Pedro Vega, Jay Ussery, of J. R. Russo & Associates representing the applicant; **297 North**

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Road Enforcement: D. Scott Atkin, LEP from Barton & Loguidice

GUESTS/SPEAKERS present remotely identified as they sign in:

Carman Vega, Xavier, Jimmy, Heidi Alexander, Peg Hoffman,
Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski noted a quorum was established as four Regular Members were present at the Call to Order. Chairman Kowalski noted all Members of the Commission would participate in discussions and votes this evening.

VI. APPROVAL OF MINUTES:

A. November 28, 2023 Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1863 held on Tuesday, November 28, 2023, with the following two revisions:
Page 15, Line # Line 600, Condition #3, sthe word “(working)” should be deleted, and
Page 24, Line 997, “Planning Consultant D’Amato clarified that the Commission isn’t required to exceed the scope of the project”, the word “required” should be “allowed.”

Gobin moved/Leason seconded/**DISCUSSION:** None.

VOTE: In Favor: Gobin/Leason/Kowalski
Opposed: No one
Abstained: Thurz

X. NEW PUBLIC HEARINGS:

A, PZ-2023-31 for 257 South Water Street, requestions a Special Use Permit for a lot split and creation of a rear lot. Map 071, Block 05, Lot 034, Zone R-3 and A-2. Applicant/Owner: Pedro Vega:

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2023-31 for 257 South Water Street for a Special Use Permit for a rear lot.

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Gobin moved/Leason seconded/**DISCUSSION:** None
VOTE: In Favor: Gobin/Leason/Kowalski/Thurz

(No one opposed/No abstentions)

MOTION: To APPROVE Application PZ-2023-31 for a Special Use Permit for a rear lot at 257 South Water Street, the Owner/Applicant is Pedro Vega. The referenced plans, Findings, and 13 of the 14 Conditions are in a December 5th memo written by Ruthanne Calabrese, and we are adding a Condition 14 that will state that “The rear lot is responsible for maintaining screening of the driveway access.”

Gobin moved/Leason seconded/**DISCUSSION:** None
VOTE: In Favor: Gobin/Leason/Kowalski/Thurz
(No one opposed/No abstentions)

XII. NEW BUSINESS:

- A. **PZ=2023-27 for 52 Main Street for Modification of Approved Site Plan for parking spots located at 52 Main Street. Map 061, Block 05, Lot 041, Zone TZ5. Applicant: Yanal Oneider:**

MOTION: To EXTEND THE DECISION DEADLINE for PZ-2023-27 for 52 South Main Street for a request for a Site Plan Modification to parking for an existing business. The owner/applicant is Yanal Oneider for Black Iris LLC/Toro Auto to January 9th, 2024.

Gobin moved/Leason seconded/**DISCUSSION:** None
VOTE: In Favor: Gobin/Leason/Kowalski/Thurz
(No one opposed/No abstentions)

XIV. CORRESPONDENCE:

- A. **8-24 Referral for vacant property at Morris Road, Lot 017-67-009:**

No motion

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B. North Central Department Health District, letter regarding proposed subdivision on East Road:

No motion.

XV. BUSINESS MEETING

A. 297 North Road Enforcement:

MOTION: To AUTHORIZE STAFF to close the September 7, 2022 Cease and Desist Order for 297 North Road once the bank stabilization has been confirmed by Staff.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE: Gobin/Leason/Kowalski/Thurz
(No one opposed/No abstentions)**

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:40 p.m.

Leason moved/Gobin seconded/DISCUSSION: None

**VOTE: In Favor: Leason/Gobin/Kowalski/Thurz
(No one opposed/No abstentions)**

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission