

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

**REGULAR Meeting #1859
Tuesday, September 26, 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***

DRAFT MEETING MINUTES

********Minutes are not official until approved at a subsequent meeting********

I. TIME AND PHYSICAL PLACE OF MEETING:

Noting technical difficulties with the meeting availability Chairman Kowalski called the September 26, 2023 Regular Meeting #1859 of the East Windsor Planning and Zoning Commission to Order at 6:39 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), and Stacey Svoboda-McKenna.

Alternate Members: Frank Gowdy.

ABSENT: David Leason, and Jim Thurz.

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. **Application PZ-2023-21 – Applicant:** James Stanton: Tim Coon, of J. R. Russo & Associates, LLC representing Mr. Stanton, and James Stanton.

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GUESTS/SPEAKERS present remotely identified as they sign in:

Noreen Farmer, Vanessa, and Peg Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members and one Alternate Member were present at the Call to Order. Chairman Kowalski requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well.

III. ADDED AGENDA ITEMS:

Chairman Kowalski noted the receipt of an e-mail from Michael Ceppetelli which will be discussed under **CORRESPONDENCE**.

IV. LEGAL NOTICE:

A. PZ-2023-21 – 225 South Main St – Special Use Permit-Construction of a self-storage facility 57,960 SF in 10 buildings to be constructed in 5 phases. Map 911, Block 23, Lot 001-01, Zone M-1. Applicant: James Stanton:

Chairman Kowalski read the following Legal Notice:

The East Windsor Planning and Zoning Commission will hold the following Public Hearing on Tuesday, September 26, 2023 at 6:30 p.m. Details on how to attend will be published on the Commission's Agenda and will be made available on the Town's Website.

PZ-2023-21 Applicant: James Stanton, 225 South Main Street, is requesting approval for the construction of a self-storage facility – 57,960 SF in 10 buildings to be constructed in 5 phases. Map 911, Block 23, Lot 01-01, Zone M-1.

A full copy of the application is available on the Planning and Zoning Commission's webpage of the Town website. All interested people may attend this meeting and provide verbal or written comments regarding these applications.

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Journal Inquirer editions: September 15, 2023 and September 22, 2023.

V. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA):

Chairman Kowalski queried the audience for comments regarding items/issues not posted on the Agenda. No one requested to speak at this time. Please see additional **PUBLIC PARTICIPATION** request acknowledged below as the speaker had been unable to access the meeting remotely due to the technical problems associated with the meeting availability.

VI. APPROVAL OF MINUTES:

A. September 12, 2023 – Regular Meeting of PZC:

Chairman Kowalski noted the Commission's Minutes for Regular Meeting #1858 held on September 12, 2023 are available for approval, he called for comments or alterations. Hearing no requests for revisions he called for a motion of approval.

MOTION: To APPROVE the Minutes of the East Windsor Planning and Zoning Commission Regular Meeting #1858 held on Tuesday, September 12, 2023, as presented.

Gobin moved/Gowdy seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Gowdy/Kowalski/Svoboda-McKenna
(No one opposed/No Abstentions)**

V. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA) (Second opportunity to comment):

Noreen Farmer, 247 South Water Street: Ms. Farmer reported she saw the article in the Journal Inquirer regarding the 137 acres. It's nice to see the developer working with us. Thank you for making that happen.

Ms. Farmer also wanted to report that she has recently had interactions with the Planning Staff, who have been very receptive. Ms. Farmer wanted to thank them for their efforts.

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Ms. Farmer suggested she also has questions regarding the Warehouse Point Regulation changes. Ms. Farmer questioned if there would be discussions occurring within the two sessions regarding an overview of the project. Planning Director Calabrese reported that Planning Consultant D'Amato has put together a presentation on the Planning Department webpage, as well as the Planning and Zoning Commission webpage, which includes a survey. Planning Director Calabrese noted people can click on "Warehouse Point" to access the survey, as well as all the videos which occurred, and the maps. Ms. Farmer noted she has looked at all of that, which was helpful. She also attended all of the meetings when Terri Hahn made her presentations. Ms. Farmer questioned if people will look at all of the material prepared by Planning Consultant D'Amato, she questioned if there could be a brief overview of the project? Planning Director Calabrese suggested Staff can put together something for the public related to the revision of the regulations.

Chairman Kowalski recalled that when Terri Hahn made her presentations the Commission discussed a lot of options, this is just step one for this project. Ms. Farmer concurred but suggested people often complain about participation after the project has been discussed. If Staff could do just a brief synopsis it might be helpful.

Ms. Farmer thanked the Commission for an opportunity to speak.

VII. RECEIPT OF APPLICATIONS:

Chairman Kowalski acknowledged the receipt of the following applications, which will be heard at a future meeting; both applications will be Public Hearings.:

- A. **PZ-2023-25 – 74 Newberry Rd & 9 Craftsman Rd – Special Use Permit – Construction of a 34,212 SF Building and a 16,793 SF Building with New Paved Parking and Loading Areas, Site Lighting, Concrete Walkways, Stormwater Management System, Associated Utilities and Landscaping. Map 93, Block 19, Lot 06 & 09 & 10, Zone M-1. Applicant: Penske Truck Leasing CO.:**
- B. **PZ-2023-24 115 Scantic Rd – Special Use Permit-Construction of a 112' x 32' Tobacco Barn to be used for demo of Tobacco Hanging & Drying. Map 064, Block 32, Lot 028A, Zone: B-1, A-1, A-2. Applicant: East Windsor Historical Society:**

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

No requests presented under this Item of Business this evening.

IX. CONTINUED PUBLIC HEARINGS: None

X. NEW PUBLIC HEARINGS:

A. PZ-2023-21 – 225 South Main St-Special Use Permit-Construction of a self-storage facility 57,960 SF in 10 buildings to be constructed in 5 phases. Map 022, Block 23, Lot 001-01, Zone M-1. Applicant: James Stanton:

Chairman Kowalski read the description of this Agenda item.

Joining the Commission was Tim Coon, of J. R. Russo & Associates, LLC, representing the applicant, Jim Stanton. Mr. Stanton also joined the discussion. Mr. Coon noted they are appearing before the Commission for Site Plan approval and a Special Use Permit for 225 South Main Street.

Mr. Coon opened discussion by giving an overview of the proposal. He noted the parcel contains approximately 4 acres located in an M-1 Zone, Mr. Coon reviewed the physical location of the parcel as it relates to South Main Street and Abbe Road. Mr. Coon noted that currently a single-family home is located in the southwest corner of the parcel, Mr. Stanton hopes to maintain that dwelling as an agricultural use.

Mr. Coon reported Mr. Stanton is proposing to construct 10 self-storage buildings totaling 57,960 square feet in 5 phases. Construction will include 4 buildings containing 22,800 square feet in phase 1, with a main access drive off of Abbe Road. Rental of the storage units will occur online only, no physical office will be located anywhere within the 10 building facility, security for the site will be provided remotely as well. Mr. Coon noted the original plan was to continue the residential use of the dwelling until completion of the project, however, Planning Director Calabrese's comments have indicated the dwelling must be demolished during completion of phase 1 as the commercial and residential use can't occur on the same property. Mr. Coon noted they will modify the plans to reflect demolition of the dwelling in the first phase.

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Mr. Coon reported they're proposing perimeter plantings along Abbe Road and South Main Street, they are also proposing a culvert under the driveway to convey runoff from Abbe Road onto the northeast corner of the subject site. Phases 2 and 3 will include construction of 2 additional buildings during each phase, each building containing 11,700 square feet, phase 4 includes construction of the 2 remaining buildings containing 8,000 square feet, the final phase – phase 5 will include the 2 remaining buildings along Route 5. Pervious pavement will be installed between the buildings.

Mr. Coon noted they have received comments from the Fire Marshal, his concerns regarding access for emergency vehicles have been addressed in the plan revisions.

Mr. Coon noted they have received Planning Director Calabrese's memo regarding staff comments, which include:

1. *Removal, or demolition, of the dwelling should occur in phase 1 as the property can't include a commercial use along with the dwelling.* Mr. Coon indicated the way the memo is written demolition of the house should occur prior to the issuance of the Zoning Permit, they would ask that the condition be revised to after issuance of the Certificate of Compliance for Phase I. Mr. Stanton would like to delay demotion of the existing dwelling until the final phase, or move it if the Commission requires demolition prior to completion of the project.
2. *Parking spaces should be provided for unit renters, or others.* Mr. Coon noted that no parking is proposed for the development, as there is no office, or employees, proposed for this facility. He reiterated that the rental of the units will be entirely online, renters of the units will be able to park in front of their unit while loading or unloading, the width of the aisles should provide enough space for access to the units. Mr. Coon referenced other local self-storage facilities, noting if parking is provided it's for office employees and unit renters. Planning Director Calabrese clarified that conversion of the Burlington Coat Factory location included a Site Plan Modification for outside storage. Mr. Coon indicated he and Mr. Stanton feel on-site parking is not required due to the lack of an office, or employees.

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3. *Perimeter plantings required.* Mr. Coon noted plantings will be added at the southerly boundary line
4. *The project seeks to maximize the building square footage by offsetting it with the pervious paving. This crowds the site and restricts traffic flow for emergency vehicles. Consideration should be given to reducing the number or size of the storage buildings.* Mr. Coon suggested the use of pervious paving is not to maximize the square footage, as the pervious coverage under this application would provide 73% coverage, which is less than the 75% allowed. Mr. Coon suggested the reason for the use of pervious paving is to reduce site runoff. Mr. Coon also referenced the Fire Marshal's comments that his concerns regarding access for emergency vehicles have been satisfied.
5. *The stormwater report indicates the use of permeable pavement with a result in a zero discharge.* Mr. Coon clarified that this plan proposes zero runoff from the perimeter area, although there would be a reduction of site runoff.
6. Mr. Coon suggested Planning Director Calabrese's next comments relate to Section 601.3 of the Zoning Regulations, they are as follows:
 - * *A maintenance plan for the pervious pavement should indicate how the site will be maintained including striping for site circulation and parking, snow removal, dust mitigation, anti-tracking, and maintenance of drainage structures, as applicable.* Mr. Coon noted he's prepared a maintenance plan, which includes inspections after rain events, and recommends power-washing if necessary. Mr. Coon provided the Commissioners with a copy of the proposed maintenance plan, which he reviewed with the Commissioners. Mr. Coon suggested they are agreeable to adding the maintenance schedule as a condition of approval.
 - * *All ADA required parking areas and walkways shall be constructed with bituminous concrete.* Mr. Coon noted this proposal doesn't include ADA parking or walkways. He also suggested the pervious product is a bituminous product which just has more "air space" within the material, it

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allows water to penetrate the asphalt and pass through into the underlying soils. This material is considered a bituminous product.

- * *The first 25 feet of the site access drive shall be paved with bituminous asphalt or bituminous concrete.* Mr. Coon indicated they do agree to revise the plans to add the requirement to pave the first 25 feet of the access drive.
- * *A statement shall be added to the plan that indicates that the establishment of any alternative uses may require the installation of bituminous asphalt or bituminous concrete as required by Section 601.2(a) of the East Windsor Zoning Regulations.* Mr. Coon suggested they agree to add this statement to the plans.
- * *All outdoor storage will require sufficient screening.* Mr. Coon indicated they propose to provide evergreens along Abbe Road, they have also agreed to the addition of a fence along the eastern edge of the parcel.

5. *Lighting is proposed as wall mounted only. Should more than 20 parking spaces be added a photometric plan will be required per Section 603.2.* Mr. Coon noted they are proposing “wall packs with cut-offs” on the buildings as they are not proposing 20 parking spaces.

Mr. Coon opened discussion to the Commissioners. Please note the Commissioner’s questions have been grouped together rather than the questions appearing sporadically throughout the presentation.

Commissioner Svoboda-McKenna:

- *description of pervious materials, and their locations:* Mr. Coon noted the pervious material will be located between the buildings, while “this” area will be crushed stone. Commissioner Svoboda-McKenna questioned what they envisioned being stored on the crushed stone? Mr. Coon suggested RVs, boats.
- *ADA compliance for access to rental units:* Commissioner Svoboda-McKenna questioned if Mr. Coon had indicated there is no requirement for ADA compliance? Mr. Coon concurred, noting he wasn’t aware of a requirement for ADA parking with the online rental process. Commissioner Svoboda-McKenna questioned if ADA parking could be provided in parking islands? Mr. Coon noted this proposal doesn’t provide a parking lot, so parking islands aren’t

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proposed. Access to the units will be provided via the 24 foot access aisles between the building units.

Commissioner Gowdy:

- *specifications related to the pervious material:* Is any information available? Mr. Coon indicated he can provide that information for the Commission. The material is available through a distributor in Manchester.
- *Availability of communication for the public:* Following up on Commissioner Svoboda-McKenna's question regarding communication for the public, Commissioner Gowdy questioned what would happen if someone came in with a box truck to access their unit, and the truck broke down, if there's no one in an office how would that be handled? Mr. Coon suggested there will be remote security cameras at the site, and there would be a visible phone number for the person having issues to call someone.
- *Condition of pervious coverage related to weather conditions:* Commissioner Gowdy noted the recent amount of rain the state has experienced, he felt that no matter how porous the material is it's going to get muddy. Mr. Coon noted that this material has been promoted as one of the best stormwater management products for a number of years, its use is promoted in the stormwater management manuals. Chairman Kowalski questioned if Mr. Coon could give the Commission a number of gallons per minute of infiltration to expect? Mr. Coon reiterated use of this material is a common practice throughout New England. Commissioner Gowdy suggested the underlying surface is sand. Mr. Coon indicated they sent samples to the lab for testing, and found the material to be excessively well drained.
- *sanitary connections:* Commissioner Gowdy questioned if the parcel has a sewer connection? Mr. Coon suggested no bathrooms are proposed because there will not be an office at the facility.

Commissioner Gobin:

- *security cameras/fencing:* Commissioner Gobin noted that during discussion of another self-storage facility application someone noted that break-ins are common at these facilities. Is that being considered for this application? Mr. Coon indicated it's not proposed at this time and Mr. Stanton didn't want to show that on the plan as currently proposed as he wouldn't be able to get the CO until the fencing was installed. It's not a Site Plan requirement to install a fence, Mr.

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Stanton felt he could make that decision at a later time. Security cameras will be located within the aisles, renters will have access to their units via keys.

- *screening*: Commissioner Gobin noted she's glad to see trees proposed along the edges and the southside of the site, but what about the Bloznalis side of the site? Mr. Coon suggested the Bloznalis side of the property is the agricultural land, but there is existing vegetation along that side of the property.
- *building façade color*: Commissioner Gobin noted that when discussing building facades they often include multi-colored and textured exteriors, she questioned if Planning Consultant D'Amato felt that this proposal is meeting that requirement? Planning Consultant D'Amato referenced Section 900.3 of the Zoning Regulations which discusses the appearance of buildings.
- *comments from the Fire Marshal*: Commissioner Gobin questioned that Planning Director Calabrese had confirmation from the Fire Marshal? Planning Director Calabrese replied affirmatively, noting he has concerns regarding turning radii for emergency vehicles.

Chairman Kowalski:

- *stockpiled material*: Chairman Kowalski questioned how long the stockpiled material will be stored on site during construction? What's the timeframe for the five phases? Mr. Coon suggested the material will be stripped and stockpiled as needed for each phase of construction.
- *project timeframe*: Chairman Kowalski questioned the timeframe for the project? Mr. Stanton joined the conversation, noting this is an expensive proposal. He may begin phase 1 and be happy with that, or he may continue the project. It may be 3 years before they consider adding to the project. Mr. Stanton reiterated he's currently focusing on phase 1, without parking because other self-storage facilities don't have parking. Mr. Stanton suggested he had hoped to keep the existing house because it's been there for a long time, and its currently occupied by a gentleman who would do the mowing. Mr. Stanton noted another person had discussed moving the house to another parcel that he owns elsewhere in town, Mr. Stanton was hoping the Commission would give him 12 months to arrange moving the house to another location. Mr. Stanton noted he's been working on this for 2 years, he was hoping to get some adjustments on the requirements for this proposal.

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- *online sales/rentals:* Chairman Kowalski noted Mr. Stanton had indicated these rentals would occur online, if someone wanted to view a unit prior to renting it would they be given that opportunity? Mr. Coon suggested they would make it a point to meet with a potential renter.
- *Building Official comments:* Chairman Kowalski noted the Building Official has indicated he doesn't support the project because there is no on-site parking. Chairman Kowalski suggested there's a lot of pavement involved with this project, which would provide space for some on-site parking for inspections, and visitors. Mr. Coon reiterated they don't feel on-site parking is necessary, and if it's associated with the outside storage, when that goes away the number of parking spaces could be reduced. Mr. Coon suggested they don't feel onsite parking is necessary. Chairman Kowalski noted he understood their position but to propose no parking is very unusual.

Planning Consultant D'Amato:

- *building façade/colors:* Planning Consultant D'Amato referenced Section 900.3(f)5 under Site Plan requirements, which required a split façade on the side facing the street. Mr. Coon clarified that this proposal is for a Special Use Permit rather than a Site Plan application.
- *location vs non-conformity:* Planning Consultant D'Amato noted that the parcel is located within an M-1 Zone, which increases the existing non-conformity which is not allowed.
- *on-site parking:* Planning Consultant D'Amato suggested there is nothing in the current Zoning Regulations which allows "no" parking. Mr. Coon questioned how many parking spaces the Commission would require? He noted the number would affect the stormwater report.

Planning Consultant Calabrese:

- *signage:* Is the applicant is proposing signage? Mr. Coon suggested they would bring that through as a separate application but haven't discussed the issue of signage at this point.
- *unit accessibility related to permeable surface:* Planning Consultant Calabrese reported the Building Official really has problems with unit accessibility related to the permeable surface, especially the area proposed for crushed stone. He has concerns for accessibility for someone with a walker or a wheelchair. Commissioner Svoboda-McKenna suggested usually when someone brings items to a storage unit someone meets them there to assist them, or someone with

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disabilities may be renting the units. Planning Director Calabrese noted Staff had considered 1 space plus 1 space for 20 units, or 2,000 square feet. Mr. Coon referenced the storage units on Wagner Lane, Mr. Stanton suggested that facility has an office outside of the fencing which people enter before going through the fence to their units.

Chairman Kowalski:

- *parking spaces:* Chairman Kowalski suggested that based on Mr. Stanton's proposal he is considering a requirement for 2 parking spaces per phase, with a maximum of 6 parking spaces when the facility is fully built out. Mr. Stanton opposed adding parking spaces as he didn't understand who would need them. Chairman Kowalski suggested someone renting a unit might hire a contractor to do some work for them, or the spaces would be used by Town Officials as needed. Mr. Stanton noted his proposal also is environmentally friendly, noting the groundwater will eventually flow to the Connecticut River. Chairman Kowalski felt the Building Official and the Town Engineer should review the proposal and offer comments.

Alan Baker, Rye Street, joined discussion from the audience. He noted he's recently had experience with moving his mother's belongings to a storage facility. The way it works is people show up with 3 or 4 pick-up trucks and you just park wherever there's space. If someone told me I was blocking them I'd pull over 10 feet. Chairman Kowalski noted that under the use tables there is no use that allows no parking. See additional discussion under Commissioner Gowdy's comments citing concern for setting a precedent by allowing no parking.

Commissioner Gowdy is concerned with the Commission setting a precedent if they allow no parking at all. Discussion continued regarding the facility on North Road, Chairman Kowalski suggested Staff review the plans for that facility and report back to the Commission. He suggested open items of concern to him are comments from the Town Engineer and the Building Official, comments regarding a proposed Maintenance Schedule through the duration of the project. Commissioner Gobin would like to have more information regarding the demolition of the house vs. removal from the site. Mr. Coon noted Mr. Stanton's anticipation to begin the project with pouring some of the concrete by December. Mr. Coon noted the plans were submitted to the Planning Department in July and have been reviewed several times. He suggested

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he has reviewed the plans tonight and determined locations for 5 parking spaces, should parking be required.

Chairman Kowalski suggested there are several pending issues related to this application, he suggested discussion should be continued to the Commission's next meeting. The consensus of the Commissioners concurred with questions related to outstanding issues.

MOTION: To CONTINUE the Public Hearing on application PZ-2023-21 for 225 South Main Street until the Commission's October 10, 2023 Meeting.

**Gobin moved/Gowdy seconded/DISCUSSION: None
VOTE: In Favor: Gobin/Gowdy/Kowalski/
Svoboda-McKenna
(No one opposed/No abstentions)**

XI. OLD BUSINESS: None

XII. NEW BUSINESS: None

XIII. OTHER BUSINESS:

A. ZEO Report:

Planning Director Calabrese provided the Commission a copy of the Zoning Enforcement Officer's report, noting the following highlights:

- *Section on blight conditions*: Planning Director Calabrese noted the Blight Ordinance didn't pass a recent vote, the first section of the ZEO Report relates to blight issues, which are not currently enforceable. She reviewed several locations which the ZEO continues to respond to but is unable to enforce.
- *Skylark Airport*: Planning Director Calabrese reported Staff is awaiting As-Built Plans related to work within the wetlands.
- 140 South Main Street (rear), Warehouse Point – Planning Director Calabrese noted a significant amount of fill has been brought in to this location, the owner has hired someone to ascertain what type of material is contained in the fill.

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- *Residential chicken regulations:* The ZEO continues to draft regulations to allow residential homeowners to own a small amount of chickens.
- *124 Newberry Road:* Violation Notice sent for rental of one of the the bays within the building to a printing business. The business owner has now opted to do the work at the customer's site.
- *West River Farms:* Staff continues to deal with Erosion control issues related to construction of homes.
- *Sign sweep:* Staff plans to initiate another sign sweep.

XIV. CORRESPONDENCE:

A. E-mail from Michael Ceppetelli regarding work at Reservoir Park:

Chairman Kowalski acknowledged receipt of an e-mail from resident, Michael Ceppetelli, regarding work occurring at 24 Reservoir Road (Reservoir Park.) He noted ZEO Boudreau visited the site and has provided a report of her findings.

Planning Director Calabrese reported Mr. Ceppetelli is concerned with erosion issues. He has appeared at the Wetlands Meetings, some of it is related to mitigation after a heavy rain. With the playground going in and stockpiling of material for work which he believes has been done without permits. Planning Director Calabrese suggested the regulations referenced by Mr. Ceppetelli were written to address issues related to gravel excavation under Section 814 for a Special Use Permit, including hours of operation, and numbers of trucks. She suggested several sections of Mr. Ceppetelli's e-mail cite those regulations, she plans to suggest that DPW install more snow fencing around the pond.

She noted the ZEO has visited the Park and responded to Mr. Ceppetelli's comments, Mr. Ceppetelli continues to pursue his concerns.

Commissioner Gowdy questioned if the ZEO is satisfied that the work was done correctly? Planning Director Calabrese replied in the affirmative.

Chairman Kowalski suggested the Commission will discuss Mr. Ceppetelli's concerns if more issues arise.

XV. BUSINESS MEETING:

A. Proposed Text Amendment Section: 601 Off-Street Parking Regulations:

Planning Director Calabrese cited Public Act 23-142 requires a Compliance Certification related to group and single-family homes. After reviewing the regulations she found the Town is compliant, except for the number of parking spaces for dwelling units. Planning Director Calabrese suggested the regulations should be updated to provide 1 parking space for a one-bedroom apartment unit, and 1 1/2 spaces for a 2-bedroom unit. Planning Director Calabrese referenced the proposed Text Amendment, noting it's been sent to CROG as the Compliance Certification must be completed by the end of the year, and requires a Public Hearing. Planning Director Calabrese noted parking requirements for the self-storage use has been included, they've suggested at least one space for an office employee and 1 space for every 20 units. Chairman Kowalski cited the difficulty defining a unit, as the sizes may vary.

Planning Consultant D'Amato noted that when Staff was considering the self-storage use that it often changes. You can't back into a parking space. He also noted if 24 feet is the aisle spaces buildings then that's the area available for use, but if the buildings are larger we heard a lot of businesses use the units for fulfillment, and will bring their products to the storage units. On a tighter site you need some parking spaces. Planning Consultant D'Amato suggested often people will use a U-Haul truck to bring items to the units.

Discussion continued regarding proposals for parking associated with the self-storage use. Commissioner Gobin suggested the size of the rental unit doorway should be considered, because if the unit door is wide someone could pull up and park across the unit which would reduce the availability of the aisle space. Chairman Kowalski suggested it gets more complicated if the access is internal, if multiple people have to enter through a doorway to get to their units it could be difficult.

Planning Consultant D'Amato noted they are proposing striking churches as you can't regulate churches differently than other places of assembly.

Commissioner Gobin referenced parking at infrequently used event facilities, such as the Historical Society's annual ice cream social, how many spaces would that trigger? Planning Consultant D'Amato recalled past conversations when a Text Amendment was proposed, and

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misunderstood, was that you don't necessarily know how many people will show up, weather can have an impact on a proposed event. He suggested you don't want people designing for a worse-case scenario because then you have a large paved area that isn't needed.

Planning Director Calabrese noted this proposed Text Amendment will be scheduled for the October 24th Meeting.

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:23 p.m.

Gowdy moved/Svoboda-McKenna seconded/DISCUSSION: None

**VOTE: In Favor: Gowdy/Gobin/Kowalski/Svoboda-McKenna
(No one opposed/No abstentions)**

Respectfully submitted,

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