

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

**REGULAR Meeting #1860
Tuesday, October 10, 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:

Chairman Kowalski called the October 10, 2023 Regular Meeting #1860 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:** Michael Kowalski (Chairman), Anne Gobin, Stacey Svoboda-McKenna, and Jim Thurz (Vice Chairman).

Alternate Members: Frank Gowdy.

ABSENT: Regular Member David Leason was unable to attend this meeting.

GUESTS/SPEAKERS present in-person: Director of Planning and Development/Planning Director Ruth Calabrese hosted the meeting. Also present in person were: Deputy Selectman DeSousa; **Application PZ-2022-21 – Applicant:** James Stanton, Tim Coon of J. R. Russo & Associates, LLC representing the applicant, and James Stanton; **Application PZ 2022-24 – Applicant:** East Windsor Historical Society, Jay Ussery of J. R. Russo & Associates LLC representing the applicant; **PUBLIC:** Gail Boisvert; Deputy Selectman DeSousa; Richard Bevan; Tom Talamini.

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GUESTS/SPEAKERS present remotely identified as they sign in:

Planning Consultant Michael D'Amato; Peg Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski noted a quorum was established as four 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.

III. ADDED AGENDA ITEMS: None.

IV. LEGAL NOTICE:

The following Legal Notice was read by Chairman Kowalski:

PZ-2023-24 for 115 Scantic Road – Special Use Permit – Construction of a 112' x 32' Tobacco 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.

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. An unidentified member of the audience (Michael Ceppetelli) requested to speak, Chairman Kowalski noted Mr. Ceppetelli's comments are listed on the Commission's Agenda under **CORRESPONDENCE**, therefore he should not speak under Public Comments.

Chairman Kowalski offered an opportunity to speak to the remote participants, no one requested to be acknowledged.

VI. APPROVAL OF MINUTES:

A. September 26, 2023 – Regular Meeting of PZC:

Chairman Kowalski noted the availability of the Minutes for the Commission's September 26th Regular Meeting, he called for comments,

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revisions, or alterations from the Commissioners, or a motion for approval.

MOTION: To APPROVE the Minutes of Regular Meeting #1859 held on Tuesday, September 26, 2023 as presented.

Gobin moved/Svoboda-McKenna seconded/DISCUSSION:
Commissioner Gobin suggested the Minutes were well done; the Recording Secretary thanked Commissioner Gobin for her comments.

**VOTE: In Favor: Gobin/Gowdy/Kowalski/
Svoboda-McKenna
Opposed: No one
Abstained: Thurz**

VII. RECEIPT OF APPLICATIONS:

Chairman Kowalski noted there were no new applications to be received this evening.

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

No requests presented under this Item of Business this evening.

IX. CONTINUED 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 Public Hearing.

Tim Coon, of J. R. Russo and Associates, LLC, joined the Commission, noting he's representing Jim Stanton. Mr. Coon indicated they are appearing before the Commission for a Site Plan approval as well as a Special Use Permit for the pavement. Mr. Coon noted the following revisions have been made in response to the Commission's request.

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Mr. Coon noted they have revised their plans to address concerns raised by the Commission at the previous meeting.

The revisions follow:

- The demolition of the existing house has been moved to phase 1, prior to the Certificate of Compliance.
- They have added perimeter plantings to the south property line as well as a solid vinyl fence to the eastern property line for screening of the outdoor storage area.
- They've added the porous pavement maintenance schedule to the plan.
- They've changed the first 50 feet of the entrance to bituminous pavement to get it past the radius.
- They're added the statement regarding a request for bituminous pavement should the use change.
- A document regarding specifications for porous pavements has been provided for the Commission, the specifications were prepared by UCONN in conjunction with the Connecticut DOT.

Mr. Coon suggested that left 2 outstanding issues.

1. Parking requirements:

- ***The requirement for dedicated parking:*** Mr. Coon recalled the original plan didn't provide any dedicated parking as there's no requirement in the Parking Table for self-storage. Mr. Coon reiterated their belief there's no need for dedicated parking as people pull up to their units, drop off or pick up what they want and then leave. He reiterated this facility will not have an office, all rentals will occur online, potential renters can make an appointment to view the units, but this is proposed to be a low traffic/low volume facility, there should be ample access around the site so additional parking is unnecessary.
- ***Receipt of Town Engineer's memo:*** Mr. Coon referenced an interoffice memo dated 9/29/2023 from Town Engineer Norton to Director of Planning Calabrese, which reads: "In response to your request I've reviewed your e-mail of 9/28/2023 regarding the subject issue. As part of my review, I looked at the Town's GIS for each of the existing facilities and whether they include an office. 23 South Main Street has 7 lined parking spaces in front of their office located at the front of the site, 22 Wagner Lane has lined spaces in front of the office, 115 North Road has an office but no lined spaces. Looking at the GIS it appears the person parks in the front driveway when working, 10 Prospect Hill Terrace is an interior climate-controlled

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facility for which parking spaces are required because the storage units are inside the building. The proposed storage facility isn't a proposed office space, my thought is that the people visiting the facility are there to drop off something or retrieve something from the unit. There appears to be adequate parking space in front of the units for a person to park while accessing their unit. Aisle widths are 24 feet wide between the buildings and 16 feet wide around the outside. ADA requirements for a parking space are 13 feet total, the 16-foot aisle exceeds this requirement, which means all of the units are handicapped accessible. In my opinion designated parking spaces are not necessary for this type of facility, I feel people will drive to their unit to do their business and exit the facility."

- ***Comments from the Building Official:*** Mr. Coon noted Planning Director Calabrese requested input from the Building Official, who suggested 3 to 5 spaces, no reason has been provided for the parking requirements. Mr. Coon suggested that based on that information Town Staff is recommending 3 dedicated spaces. Should that be the Commission's requirement the plans have been revised to show those spaces could be provided in the northeast corner although they strongly agree with the Town Engineer that parking isn't required at this site.

Mr. Coon suggested the final issue is the building appearance.

2. Building appearance:

Mr. Coon recalled that Commissioner Gobin had questioned if the building façade would be multi-colored or multi-textured. Mr. Coon suggested Planning Consultant D'Amato had referenced Section 900.3.f, item 5 states that "the character and appearance of the proposed building will be in general harmony and character of the surrounding neighborhood". Mr. Coon questioned how that language required a split-block exterior as there is no design review criteria in East Windsor. Mr. Coon shared photos of other facilities at North Road, Wagner Lane, and Cube Smart on South Main Street, all of which are metal buildings similar to what they're proposing with multi-colors to break it up. Mr. Coon indicated they would like the condition requiring a split-faced/textured façade be eliminated because they believe it's in harmony with the surrounding area and is located in an Industrial Zone, and is consistent with other similar uses in town.

Mr. Coon indicated he would take questions from the Commission.

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Commissioner Thurz noted that a lot of people store motorcycles in these smaller rental units, and park their cars when taking the motorcycles out for a ride. He felt having maybe 3 parking spaces at the facility wouldn't be a bad idea. Mr. Coon noted this facility won't have any small units at the end. Commissioner Thurz questioned that all the units would be full sized, Mr. Coon felt Mr. Stanton hadn't decided on the size of the units. Mr. Stanton joined the discussion, noting they're proposing over an acre of parking, he doesn't anticipate it to be full. Mr. Stanton suggested he would have to have a rule for owners of motorcycles, they'll have to park away from their units. Referencing Mr. Coon's Site Plan, Mr. Stanton indicated he would install extra gravel in the areas shown as "green" areas. Commissioner Gowdy questioned that Mr. Stanton was changing the plan the Commission has been reviewing? Mr. Coon suggested they couldn't make changes to the approved plan during development without returning for approval, but noted areas where he felt the proposed plan provided extra parking. Commissioner Gowdy questioned that the Commission would be making their decision on the plan before them, Mr. Coon replied in the affirmative.

Chairman Kowalski called for comments from other Commissioners.

Commissioner Gobin indicated she'd like more information on the Blonsalis (east) side of the property line. She questioned if a vinyl discussed by the Commission had been added? Mr. Coon indicated a 6-foot vinyl fence had been added on the Phase I sheet.

Commissioner Svoboda-McKenna requested clarification that the house was located in the final phase rather than the first phase? Mr. Coon replied affirmatively, noting the original intent was to leave the house until the end of construction, but the plans have been revised to show the house will be demolished during the first phase. Commissioner Svoboda-McKenna requested clarification that the Commission was approving the 5 phases without really knowing what the buildings will look like? Mr. Coon referenced the phase 5 Site Plan, noting the ends of the building facing Abbe Road will be white stucco with the red, Mr. Coon clarified that the ends would not have doors. Commissioner Svoboda-McKenna questioned that no matter what they do for units there will never be access on the shorter ends? Mr. Stanton suggested facing Abbe Road, on the north end, will be a blank wall. Commissioner Svoboda-McKenna then referenced the stockpile locations, she questioned that they will be coming

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and going? Mr. Coon replied in the affirmative, noting the stockpiles will be removed during each phase of construction.

Chairman Kowalski indicated that he felt that even though renters would be coming and going and could park in front of their units, he felt there was an opportunity for someone who might be an electrician or other contractor, or people who had to visit the site to make inspections, to need a place to park.

Chairman Kowalski opened discussion to the in-person audience, no one requested to speak. Chairman Kowalski then offered the remote audience an opportunity to comment, no one requested to be acknowledged.

Chairman Kowalski offered Planning Consultant D'Amato if he had any comments or questions, Planning Consultant D'Amato indicated he had nothing to add to the application as presented.

Chairman Kowalski queried the Commission if they were ready to close the Public Hearing, or needed additional information. Hearing no requests for comments he called for a motion to close the Public Hearing.

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2023-21 for a Special Use Permit with Site Plan for construction of a self-storage facility-to be constructed over 5 phases.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

Planning Director Calabrese noted the revision proposed under Condition 4 regarding the building façade. Commissioner Thurz suggested all the facilities look like that, Commissioner Gobin suggested they are proposing the multi-color rather than just a white wall, and with the fencing and the landscaping on the front she felt the plan was adequate.

Chairman Kowalski questioned the Commission's thoughts on the proposed parking? Commissioner Gobin indicated she supported the recommendation of Staff for 3 parking spaces, the consensus of the Commission agreed with the Staff recommendation.

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MOTION: To APPROVE Application PZ-2023-21 for a Special Use Permit and Site Plan for construction of a self-storage facility in 10 buildings to be constructed in 5 phases, referencing the plans for a Self-Storage Facility, 225 South Main Street, East Windsor, CT.
Owner/Applicant: East Windsor Investors, Inc., prepared by J. R. Russo Associates, revised 10/3/2023.

The Conditions that apply would be 1 through 4, but not including 4d, which would be met prior to signing the mylars as noted in the memo from Ruthanne Calabrese dated 10/6/2023, and Conditions 5 through 7 which must be met prior to the issuance of Building Permits (same memo), and Conditions 8 through 11 which must be met prior to the issuance of the Certificate of Zoning Compliance (same memo), and lastly General Conditions 12 through 16 in that same memo.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

See MOTION OF APPROVAL BELOW:

**Motion to Approve: PZ-2023-21 for a SUP with Site Plan:
Construction of a self-storage facility (57,960 SF) in 10 buildings to be constructed in 5 phases.**

Referenced Plans

Self-Storage Facility 225 South Main Street, East Windsor, Connecticut,
Owner Applicant: East Windsor Investors, Inc. Prepared by J. R. Russo & Associates, LLC; dated 8-3-2023, last revised 10-03-2023, Sheets 1-8
Scale; 1" = 40' or as noted.

Conditions which must be met prior to signing of final plans:

1. A paper copy of the final approved plans with all necessary revisions shall be submitted to the Planning & Development Office for review and comment.

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2. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
3. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.
4. The plans shall be revised to include the following:
 - a. A copy of this approval.
 - b. A copy of the IWWA approval.
 - c. **Specifications with citation of the standard for the pervious pavement and crushed stone parking area**
 - d. ~~**For each phase of the project the buildings facing South Main Street, final architectural plans indicate that the front elevation of the buildings will have a split-faced textured façade.**~~

Conditions which must be met prior to the issuance of any permits:

5. One set of final mylars, with all necessary revisions shall be provided to the Planning and Development Office.
6. A single PDF copy of the final plans, with all necessary revisions, shall be provided to the Planning and Development Office.
7. An Erosion Control Bond has been provided, an estimate for which shall be reviewed and approved by the Town Engineer.

Conditions which must be met prior to the issuance of a Certificate of Zoning Compliance:

8. Final grading, stabilization and seeding shall be in place or appropriate E&S controls installed.
9. One electronic PDF and paper copy of the final as-built survey showing structures, pins, driveways, final floor elevations and spot grades shall be submitted.
10. Demolition or removal of the single-family residence currently located on the property.
11. Submittal of a certification that the pervious pavement has been installed correctly and is functioning properly.

General Conditions:

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12. This project shall be constructed and maintained in accordance with the final plans and this approval. Minor modifications that result in lesser impacts may be allowed subject to staff review and approval.
13. A report confirming the annual maintenance of the pervious pavement shall be submitted to the Planning and Development office annually on the anniversary of the first issuance of a CO.
14. Any minor modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
15. Additional erosion control measures may be required by Town staff if field conditions warrant.
16. By acceptance of this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

X. NEW PUBLIC HEARINGS: None

A. PZ-2023-24 for 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:

Chairman Kowalski read the description of this Public Hearing.

Jay Ussery, of J. Russo & Associates, joined the Commission to present the application for the East Windsor Historical Society.
(Several members of the Historical Society were present at the beginning of Mr. Ussery's presentation, but subsequently left the meeting prior to public comments).

Mr. Ussery shared a Site Plan, noting the application is for a Site Plan approval, and modification of a Special Use Permit. Mr. Ussery noted that in 2014 this Commission approved a Special Use Permit for the relocation of the Barber Hill School, he noted the Historical Society was also looking at 2 additional buildings and a tobacco shed at that time. Mr. Ussery noted that the Barber Hill school has been moved to this

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property. This application is for a 32 foot by 112 foot tobacco barn which will be moved from Phelps Road to a location highlighted in brown referenced on the Site Plan, which is approximately 132+/- feet from the property line on the southeast side of the property.

Mr. Ussery also shared with the Commission aerial photos of the barn to be moved, which he indicated was estimated to have been built in the late 30s or 40s, and was built after the 1938 hurricane. The Historical Society's intent is to use the barn for demonstrations of hanging and drying tobacco. Mr. Ussery referenced locations on a 1934 aerial photograph in the area of Phelps, Cemetery and Scantic Roads and the Scantic Church where tobacco barns existed prior to the 1938 hurricane, Mr. Ussery suggested a lot of tobacco was grown in the area, including a shed on the Historical Society's property, at that time.

Mr. Ussery reported this barn will be rebuilt on concrete piers, with a gravel base underneath to level the ground. They'll be able to pull a tractor through the shed, and are bringing electricity to the barn to illuminate the interior. They'll be bringing water to the barn as well, and will be able to utilize the remaining hardware from the barn being moved during reconstruction.

Mr. Ussery concluded his presentation, and called for questions from the Commissioners.

Commissioner Thurz noted the application references "demonstrating tobacco hanging and drying", he questioned what that would entail? Mr. Ussery suggested bringing a harvest of tobacco to this shed, hanging it, and allowing it to dry. Commissioner Gowdy questioned if they would be "firing" the tobacco; Mr. Ussery wasn't sure. Commissioner Thurz suggested that wording falls under "institutional instructional facilities" under the Farm Regulations, which would enable the Historical Society to apply for a Temporary Seasonal Event Permit. Mr. Ussery reported it's his understanding that isn't the intention of the Historical Society. Commissioner Thurz suggested he's asking the question because usually when the Commission receives an application for a tobacco barn it usually references a "straight" tobacco barn. Mr. Ussery reiterated that because it's the Historical Society the barn would be used for educational purposes and demonstrations, and have school kids, and others, come in. Commissioner Thurz then questioned the intention to bring in bus tours, Mr. Ussery suggested that's been going on for years. Commissioner

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Thurz noted that every tobacco shed he's ever worked in never had water or lights, will they have a section for the kids come in to view what they're doing? Mr. Ussery suggested they would probably bring the kids in and look at it, and explain how they do it and how it's hung; this is what it's for, it's educational purposes.

Commissioner Gowdy requested clarification if the intent was to fill the barn, or just hang a smaller area and explain how tobacco is hung? Mr. Ussery asked if the question was if it's the intent of the Historical Society to fill the barn with a full crop to make money - he didn't think that was the intent. Commissioner Thurz then questioned why they needed a barn 112 feet long; Mr. Ussery suggested that's actually a small barn.

Mr. Ussery wanted to clarify that it was his understanding that this proposal isn't disguised as anything, it's simply a tobacco barn for demonstrational purposes for kids and anyone else who might want to learn. Mr. Ussery reiterated it's not going to be an event center, they're not having weddings or parties, he questioned why we're going down that road? Commissioner Thurz suggested we're going down that road because usually you hang tobacco dry, he felt that the "institutional instructional facilities" could be used for a Special Use Permit for Temporary seasonal events. Mr. Ussery suggested if they intended to do something different than what's in this application they would have to come back to the Commission with a different application. Commissioner Thurz reiterated his feeling that this is a "back door way in" for seasonal events; Mr. Ussery indicated he took offense to that suggestion. Commissioner Thurz indicated he was going to continue to ask the questions.

Planning Director Calabrese noted that anyone can come in for a Temporary Event Permit. She suggested this application has been presented and is asking to expand the museum aspect of the village, and add this component of cultural heritage. She noted the Historical Society has already done temporary events with their ice cream social.

Commissioner Gobin questioned if the barn would be brought in from Cemetery Road; Mr. Ussery replied affirmatively. Commissioner Gobin questioned when you have the educational demonstrations will it be part of the village and people will walk from the village, or will the school bus come in off of Cemetery Road? Mr. Ussery indicated his understanding was when the kids come through they'll view the facility. Commissioner

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Gobin suggested she understands the concept of the lights because it'll be dark inside the barn, she questioned why the need for the water? Mr. Ussery suggested he didn't know, and the members of the Historical Society have left the meeting; he would discuss the reason with the members. Commissioner Gowdy suggested if dry tobacco would be hanging in the barn maybe the water was for fire protection. Commissioner Gowdy summarized the process of "currying" a tobacco crop, Commissioner Thurz suggested now they use propane to dry the tobacco, Commissioner Gowdy recalled that he used to use charcoal. Commissioner Gowdy suggested he's glad they're proposing the water, as it would have been one of his recommendations. Chairman Kowalski noted he was familiar with working in tobacco and also questioned the inclusion of the water, he questioned if the water was proposed as a fire suppression component, Mr. Ussery replied he couldn't answer that question at this time.

Commissioner Gowdy indicated he was getting the impression that there's a feeling amongst the Board that something is being pulled over the Commission's head, and he doesn't get that feeling. Chairman Kowalski and Commissioner Gobin cited curiosity regarding the installation of the water. Commissioner Gowdy suggested he felt this proposal was a marvelous idea. As a tobacco farmer who's raised 125 acres he felt the proposal is a great idea.

Chairman Kowalski questioned if there would be a path from the village to the barn location? Referencing the Site Plan Mr. Ussery indicated the barn will be located next to an existing gravel path on the property. Chairman Kowalski questioned the distance, Mr. Ussery suggested approximately 600 feet. Commissioner Gowdy suggested the kids could tour the old barber shop and other buildings as well.

Commissioner Thurz noted the proposed approval motion doesn't have wording that includes "the use is for hanging and drying tobacco", he questioned if that would enable the Historical Society to come in for a Temporary Seasonal Event Permit? Planning Director Calabrese suggested it didn't change the motion. Noting the conventional timing of a crop's production Commissioner Gowdy indicated he would like more details how the demonstrations would be handled. Chairman Kowalski noted the village is open year-round, will the barn going to be open year-round also? Mr. Ussery suggested it could be, he also noted that there had been discussion of working with a local farmer to plant a small crop

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on the village property so visitors could see how the tobacco is grown and hung.

Mr. Ussery advised the Commission that the members of the Historical Society had to leave the meeting, but if there were questions the Commission would like answered they had no problem continuing the Hearing until the next meeting.

Chairman Kowalski opened discussion to the in-person audience.

Marie DeSousa, Rice Road: Mrs. DeSousa suggested she felt this was an excellent purpose for the Historical Society. She hoped anyone who would be making a vote on the proposal would vote based on the merit of the proposal rather than what they thought might be done or might not be done. She suggested that anyone could put up a building today for one purpose and it could change later on. Mrs. DeSousa indicated that as Mr. Ussery took offense to your comments she takes offense to the look on your face and the attitude that you're displaying for no reason at all. You may have a reason, but you kind of have to hide that. Mrs. DeSousa suggested the merits of this, as a Scout leader for the last 40 years I've taken my troops there to walk around and the kids didn't have any problem. They also walked the 3 miles at Northwest Park. This is something locally you can do with the kids. Everything I did with the Girl Scouts we had to go out of Town. This gives one more added feature for the Historical Society for those groups moving forward. Mrs. DeSousa noted it's the history of the town, at least this building isn't being destroyed. If you go back several years with the Historical Society they always looked to have barns restored in town. Mrs. DeSousa felt it was a great idea, she hoped you take it as a consideration of what's being done and not what you think might be done down the road, because that can be dealt with down the road.

Gayle Boisvert, 117 Scantic Road: Mrs. Boisvert handed out a statement to the Commission that she indicated she would read for the public; she also has a couple of pages for the Commission's information.

Mrs. Boisvert read the following statement: *"My name is Gayle Boisvert, my husband, Lester, and I have lived at 117 Scantic Road since 1976. It seems like we're here again to comment on an application that has to do with our neighbors at 115 Scantic Road. As in the past, our key concern is to ensure that any permits submitted and approved does not have any*

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commercial intent, either now or in the future, and that it aligns with the POCD.

First let me say that I'm a big historical buff, I belong to Williamsburg, I belong to Sturbridge Village, I belong to Deerfield, and am a member of all of those societies. So, I'm a big fan of preserving, my house is historic, so I just want to put that out there. I have a number of things, though, that I want to point out in regard to this latest Special Use Permit, or addendum that's been submitted.

In June, and I've attached the documents because I don't know if you're aware of that, a Building Permit, not a Special Use Permit, for this tobacco barn raising I'll call it, was submitted that included a very primitive hand drawn architectural plan. There was no mention of water or electricity at that time. I've included those copies because I don't even know if that made it to you. Now, instead of the Building Permit, we have a modification of a Special Use Permit. And while I applaud the Town Officials for not accepting the original Building Permit, and requiring a lot more information and documentation, I question why it's a different individual submitting the application, and why it now indicates there will be water and electricity hookups. Those are points you've already mentioned. The Special Use Permit states this is for a barn to be used to demonstrate tobacco hanging and drying, and you've already brought up a couple of good key points. Again, why do they need electricity and water, why is it so far away from the rest of the village that people would have to walk that distance? If it's just going to be used for that demonstration why wouldn't it be placed closer? And why has the President of the Society recently told people that they were going to rent it out to a farmer?. I also question who gave the person submitting the application the authority to do so? The East Windsor Historical Society is a 501.3.c organization with bylaws that require people to hold meetings several times a year. This organization has had no meetings of the membership since 2021. I know this isn't under your purview, but I thought it would be interesting information to have. General members have not been informed of this submission, or approved it.

I also just want to make a couple of comments regarding school kids coming. I live next door to the Society, I don't think kids have come from school in quite some time. I'm talking several years. Forget the pandemic, several years back all educational programs stopped happening at the East Windsor Historical Society. They used to have

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things in the evening, they would have speakers come in, they no longer do that. I questioned as to why they didn't do that anymore; I was told the person now in charge of that is really focused on cataloging artifacts from the town, and that there are really no educational programs going on there. If I am wrong then prove me wrong and find them, but if you go on their site there's nothing advertised. And, like I said, I live next door, they're open 9 to 12, 3 hours, and I can tell you the only people that come 9 to 12 are the 3 to 4 cars that show up. I guess they're cataloging. I just wanted to put that out there because there's a lot of talk about school kids showing up and I haven't seen buses there in quite a long time.

Basically, in conclusion, after what has gone on in the past with this property and what we went through, our biggest concern is that once this barn is in place what will stop the small handful of people from showing up with another modification to the Special Use Permit to continue down the commercial path they've tried in the past.

Mrs. Boisvert indicated those were her comments, she thanked the Commission for listening to them, they're respectfully submitted. Mrs. Boisvert also wanted to thank the Commission for the service that you give to the Town because, after being at a number of hearings and listening to a number of things as people come through, I know it's a tough job. Thank you."

Chairman Kowalski called for additional comments.

Richard Bevan, 121 Scantic Road: Mr. Bevan reported he's been here for 15 years, he's never seen a school bus pull up in front of the Historical Society. I just want to tell you, the place looks deserted. I'm just saying that. I don't know where they're coming in with school kids. So, that's up to you guys.

Tom Talamini, 23 Rice Road: Mr. Talamini thought it was a great idea. I've been to Northwest Park, they have the tobacco museum, it's open basically the same time, they have the same hours almost as the Historical Society. That always has people in and out of it; it's great. It shows you the equipment. Maybe they won't have all the tobacco hanging, maybe they'll have a spot for the equipment, he indicated he didn't know. But it shows you the equipment and the stuff that's used, and the "spearing" stuff. Mr. Talamini reiterated he felt this was a great idea to keep the history in town.

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Chairman Kowalski called for additional comments from the in-person audience, no one else requested to speak. Chairman Kowalski then offered the same opportunity to the remote participants, no one requested to be acknowledged.

Chairman Kowalski noted the open questions, Mr. Ussery suggested they could return at the next Commission Meeting for additional discussion.

Chairman Kowalski called for a motion to continue the Public Hearing.

MOTION: To CONTINUE THE PUBLIC HEARING on Application PZ-2023-24 for a Special Use Permit Modification with Site Plan – modification of the existing Special Use Permit to allow construction of a tobacco barn at the Historical Society until the Commission next Regular meeting.

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

XI. OLD BUSINESS: None

XII. NEW BUSINESS: None

XIII. OTHER BUSINESS:

A. Approve 2024 PZC and APA Meeting Calendar:

Chairman Kowalski noted the 2024 Meeting Schedules for the Planning and Zoning Commission and the Aquifer Protection Agency have been provided. He noted he's reviewed them and doesn't see any conflicts with holidays. Commissioner Thurz recalled that the Commission usually takes the month of August off. Chairman Kowalski recalled the dates were left on the meeting schedule, if no applications were received then the Commission cancelled the meetings.

Commissioner Gobin questioned if the meeting dates for both the Planning and Zoning Commission and the Aquifer Protection Agency should be approved in one motion? Planning Director Calabrese suggested the

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Commission approve the Aquifer Protection Agency's Meeting schedule at that agency's next meeting, which is October 24th.

MOTION: To APPROVE the 2024 Meeting Schedule for the Planning and Zoning Commission as presented by Staff.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

XIV. CORRESPONDENCE:

A. 27 Reservoir Ave – Michael Ceppetelli:

Chairman Kowalski noted under CORRESPONDENCE the Commission has received a letter regarding the construction going on at Reservoir Avenue. He noted that Planning Director Calabrese and Zoning Enforcement Officer Boudreau have made a couple of site visits and addressed the items brought to their attention, and will continue to do so until they see everything is as it should be.

Chairman Kowalski called for questions from the Commission.

Commissioner Gowdy questioned if the appropriate authorities have addressed these issues? Planning Director Calabrese noted a number of items have been brought up that have been addressed, such as the construction of snow fence around the property. She noted there was a stockpile that's since been depleted that was supposed to be temporary. It's gone now but should have had some silt fence and haybales around it. She indicated that during the heavy rains the erosion and sedimentation control measures needed to be SHORED up because the amount of water was enormous, not unlike other construction sites in town. Commissioner Thurz suggested Wells Road was flooded; Planning Director Calabrese noted issues with West River Farms as well.

Commissioner Gowdy questioned if Mr. Ceppetelli is concerned about the way we're proceeding and the violations that might have occurred; what is his complaint? Planning Director Calabrese indicated her interpretation is there have been questions about the adequacy of the erosion and sedimentation controls, and adherence to the Site Plan, and an interpretation that a Special

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Use Permit for excavation was required while she interprets the excavation work to be incorporated in the Site Plan that was approved.

Commissioner Gowdy suggested his conclusion would then be that Mr. Ceppetelli is concerned about the Park rather than for anything he personally owns. Planning Director Calabrese indicated that Mr. Ceppetelli is also concerned with the Town's work and enforcement of the rules. Commissioner Gowdy suggested he read the significant amount of material provided and would have a different interpretation than Mr. Ceppetelli has. Commissioner Gowdy questioned Staff communication with Mr. Ceppetelli; Planning Director Calabrese indicated the responses are presented in the Staff correspondence.

XV. BUSINESS MEETING: None

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:38 p.m.

Gowdy moved/Thurz seconded/DISCUSSION: None

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

Respectfully submitted,

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