

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

**REGULAR Meeting #1863
Tuesday, November 28, 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 Regular Meeting #1863 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 Stacey Svoboda-McKenna.

Alternate Member: Frank Gowdy.

ABSENT: Regular Member Jim Thurz was 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. **Application PZ-2022-25 – Applicant/Owner.** Penske Truck Leasing CO, LP/Newberry Road Enterprises: Attorney Meghan Alter Hope, of Alter & Pearson, representing Penske Truck Leasing; Jim Wiltanger, of Penske Truck Leasing; (other representatives for this application participated remotely); **Application PZ-2023-29 –**

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Applicant/Owner: Edward Markowski, Jr., Eric Petersen, P. E. of Gardner Petersen; Edward Markowski, Jr; **GUESTS:** Paul Anderson, Dan Morgan, Marianne Morgan, Jay Peters, Charlie Allen, Chris (Krys) DiBella, Jenny Hamilton, Lindsay Johnson, Dominique Faucett, Alexander Jacques, Colby Burgess, Latchman Haripaul; **Application PZ-2023-30: Quaiser Yosujzai.**
GUESTS: Paul Anderson, Andrew Haripaul, Latchman Haripaul, Charlie Allen.

GUESTS/SPEAKERS present remotely identified as they sign in: Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; **Application PZ-2022-25 – Applicant/Owner.** Penske Truck Leasing CO, LP/Newberry Road Enterprises: Tim Houle, P.E., BL Companies; Mike Kurker, Traffic Consultant, BL Companies; Scott Seperack, BL Companies; John Wiltanger, representing Penske Truck Leasing; **Application PZ-2023-28 – Applicant/Owner: CAD Luxury Event Venue, LLC/Sofia's Plaza LLC:** April Williams, owner of CAD Luxury Event Facility; iphone; Scott Seperack; Peg Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski noted a quorum was established as in addition to himself three Regular Members (Commissioner Gobin, Commissioner Leason, and Commissioner Svoboda-McKenna) and one Alternate Member (Commissioner Gowdy) 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: None

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

Chairman Kowalski queried the in-person audience for comments regarding items/issues not posted on the Agenda. No one requested to speak. Chairman Kowalski then offered the remote participants an opportunity to comment; no one requested to be acknowledged.

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VI. APPROVAL OF MINUTES:

A. October 24, 2023, and November 14, 2023 Regular Meeting of PZC:

Chairman Kowalski acknowledge the availability of Regular #1861 held on October 24th, he called for comments or revisions, or a motion of approval.

MOTION: To APPROVE the Minutes of Regular Meeting #1861 held on Tuesday, October 24, 2023, as presented.

Gobin moved/Leason seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Leason/Gowdy
Opposed: No one
Abstentions: Kowalski/Svoboda-McKenna**

B. November 14, 2023 Regular Meeting of PZC:

Chairman Kowalski noted the Minutes of Regular Meeting #1862 held on Tuesday, November 14th, are available for approval, he called for comments or revisions. No one requested any changes.

MOTION: To APPROVE the Minutes as presented for the meeting called to order on November 14, 2023, Regular Meeting #1862.

Svoboda-McKenna moved/Gowdy seconded/DISCUSSION: None.

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

VII. RECEIPT OF APPLICATIONS:

Chairman Kowalski acknowledged receipt of Application **PZ-2023-31 for 257 South Water Street**, a Special Use Permit for a rear lot. The **Applicant is Pedro Vega**. Chairman Kowalski noted this application will be heard at a later meeting.

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

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No requests presented under this Item of Business this evening.

IX. CONTINUED PUBLIC HEARINGS:

- A. PZ-2023-25 for 74 Newberry Road and 9 Craftsman Road is requesting a Special Use Permit for the Construction of a 32,212 square foot building and a 15, 793 square foot building with new paved parking, loading areas, site lighting, concrete walkways, stormwater management system, associated utilities, and landscaping. Map 93, Block 19, Lot 06, 08, 09, and 10, Zone M-1. Applicant/Owner: Penske Truck Leasing CO, LP/Newberry Road Enterprises, LLC:**

Chairman Kowalski read the description of this Agenda Item.

Joining the Commission regarding this application was Attorney Meghan Alter Hope, of Glastonbury, representing Penske Trucking. Joining Attorney Hope, either remotely or in-person, will be John Wiltanger, Director of Facilities for Penske, Jack Alveraz, Senior Regional Facility Manager, of Penske Trucking; Tim Houle, Professional Engineer, of BL Companies, and also Mike Kurker, Traffic Engineer. BL Companies.

Attorney Hope reviewed portions of the presentation made at the previous meeting. Referencing a Site Plan, Attorney Hope noted the 19+/- parcel being purchased by Penske Trucking (outlined in the solid red line), and its relation to the adjacent property at 68 Newberry Road being retained by Mr. Dearborn.

Attorney Hope noted that they have provided Staff with an extension letter until the close of the Public Hearing to address comments/questions regarding traffic information. They also provided the Commission with a copy of their letter dated November 17th in response to Planning Director Calabrese's questions, and a portion of the updated Traffic Report.

Attorney Hope summarized their proposal for the Penske facility, which will consist of two buildings including the Auto Repair Building consisting of 34,000+/- square feet to the north of the parcel which will be accessed via a curb cut on Newberry Road, and a 17,000+/- square foot Service Building and accessory fuel station located to the south which will be accessed via two curb cuts on Craftsman Road. The uses proposed are permitted in this zone after the approval of a Special Use Permit and Site Plan. Attorney Hope noted the existence of wetlands on the east side and southwest side of the property, they received a permit from the Wetlands Commission in September.

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Attorney Hope noted questions were raised at the previous meeting regarding Penske's operations. Joining her this evening to address those questions will be John Wiltanger, of Penske, and Mike Kurker, Traffic Engineer, of BL Companies and Tim Houle, Professional Engineer, of BL Companies.

John Wiltanger, Director of Facilities for the Northeast for Penske, joined the discussion. Mr. Wiltanger reported there are four parts to the Penske operations.

- **Full service lease** – you lease the tractor trailer from Penske and they maintain it.
- **Contract maintenance** – you own the truck, you contract with us for repairs. An average truck can't come in off the road asking for repairs.
- **Commercial rentals to UPS or FedEx or others**, the biggest time of the year for this service is from Thanksgiving to January 1st.
- **Consumer rental** – is someone renting a truck to move their child to college.

Mr. Wiltanger clarified they aren't a truck terminal, they're a maintenance facility maintaining the trucks that we own or contracted work for customers who own their own trucks. When you consider traffic we're not cycling tractor trailers constantly, it's more box trucks. Mr. Wiltanger noted Penske owns 400,000 trucks in their fleet, he felt 90% of those are box trucks. Mr. Wiltanger reviewed the process for service for contracted customers.

Mr. Wiltanger noted a question that came up at the previous meeting was are the doors open? Mr. Wiltanger reported the doors are open during the Summer as there is no air-conditioning in the shop, they use large fans for cooling. Doors are typically closed during the night for security purposes. Mr. Wiltanger noted trucks can occupy the Body Shop for a few days, there is little customer interaction, the Body Shop can accommodate up to three trucks at a time.

Mr. Wiltanger noted there was also a comment on trees at the previous meeting. Mr. Wiltanger suggested trees can be a problem for these facilities, he would ask the Commission to consider installation of trees along the property line but he would ask to keep them out of the islands and outside the fence line.

Chairman Kowalski opened discussion to the Commissioners.

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Commissioner Gobin had no questions, she felt the applicant made a good presentation of how the company operates.

Commissioners Leason, Gowdy, and Svoboda-McKenna had no questions.

Chairman Kowalsk indicated he was in favor of moving the trees out of the islands, he questioned the location of the fence line. Tim Houle, P.E. for BL Companies, joined the discussion virtually. Referencing the Site Plan, Mr. Houle indicated the orange line represents the perimeter of the property, the trees are currently located inside the brown area along the perimeter. He noted a lighter line at the back of the brown line on either side is the fence line 12 feet back from the curb, which provides 12 feet from the fence line to the property line. Mr. Houle noted the distance is slightly tight in the southwest corner towards the wetlands line, the same situation occurs in the northeast corner. Mr. Houle indicated that the rest of the site has ample room to shift the trees outside the fence line.

Joining the meeting remotely was Mike Kurker, Traffic Engineer for BL Companies. Mr. Kurker gave a PowerPoint presentation, please see meeting video for the complete presentation. The following is a summary of the presentation.

Slide 1 – Traffic Impact Study process – to compare the traffic impact of this location regarding existing conditions, build, or no-build scenarios, and propose mitigation recommendations, if needed. Mr. Kurker noted the review includes peak am and pm hours.

Slide 2 – Review of seven stop-controlled intersections, as well as the signalized intersection at Newberry Road and Route 5. Since the last meeting they've revised the report to include the Thompson Road signalized intersection at Route 5.

Slide 3 – Data collection. Counts occurred in February 2022, and October 2023.

Slide 4 – Existing conditions, and the “no build” condition without the project.

Slide 5 – Project “build” conditions, including “trip generation” distribution.

Slide 6 – Trip Generation – 62 trips in and 30 trips leaving the site for the peak a.m. hour and 65 total trips, including 32 coming in and leaving the site during the peak p.m. hour.

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Slide 7 – Traffic Operation Analysis to determine roadway adequacy related to level of service.

Slide 8 - Level of Service/Existing Conditions - Mr. Kurker suggested review at the seven stop-controlled intersections indicated there is no change in the level of service in the peak a.m. or peak p.m. hour from the existing conditions to the build condition.

Slide 9 - Conclusions/Recommendations.

Mr. Kurker noted the changes made since the last meeting were the addition of the Thompson Road/Route 5 intersection, as well as changing the 50/50 split coming from Craftsman Road/Thompson Road to have a 60/40 split, with 60% coming from the Service Building at Craftsman Road and 40% coming from the Auto Repair Building to the north.

Mr. Kurker and Chairman Kowalski called for questions from the Commission. None of the Commissioners raised any questions.

Tim Houle, of BL Companies, returned to the discussion to address comments received since the previous meeting. Referencing the Site Plan/drainage sheet, Mr. Houle noted a question came up regarding stormwater treatment in the event of a spill, specifically in the area of fuel station, which is located to the rear of the Service Building. He noted the area on the three sides of the Service Building is located on a concrete apron but directly underneath is a designed spill containment pad, the pumps will have safety features built in, including a shut-off valve. Should a spill occur the stormwater treatment system includes collection features, and deep sump and hoods. Referencing the Site Plan, Mr. Houle reviewed the collections locations, and process.

Mr. Houle reiterated the applicant would like the Commission to consider relocating the trees outside the fence line.

Mr. Houle indicated that there had been a question regarding the gates at the facility. He noted gates are proposed at the three access driveways. The area to the north includes parking for employees and the public 24/7. Coming down to the south the parking area out front at the two driveways is open to the public and includes a mix of customer parking adjacent to the building, and also truck parking for rental customers. Mr. Houle noted the location of the gates, noting all three of the gates will remain open during operational hours. They are currently manually operated but the applicant is proposing installation of conduit to provide the infrastructure required in future.

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Chairman Kowalski suggested his interpretation was that the gates are being provided for site security rather than traffic control. Mr. Houle replied in the affirmative, but noted they are proposing speed bumps to slow down traffic.

Commissioner Gowdy questioned when the facility will NOT be in operation? Mr. Wiltanger, of Penske Trucking, indicated this facility will be in operation 24/7 during the week, the gates will probably close after the second shift ends at 11:00 p.m. for security purposes.

Mr. Houle indicated another question from the last meeting was if the water overflow leaving the stormwater system was treated? Mr. Houle reviewed the proposed stormwater treatment system, including collection of roof water.

Commissioner Leason questioned what was determined about the snow removal from the tops of the trucks? Will you install snow rakes? Mr. Houle indicated they don't typically use snow rakes, they use step ladders to remove snow from the tops of the trucks or wash the snow off in the wash bays of the buildings. All customers are required to sweep their trucks before leaving the facility. Chairman Kowalski noted it's an issue the applicant has to deal with regarding DOT.

Chairman Kowalski questioned if they self-fuel the fuel island or do they have designated fuel supplies? Mr. Houle indicated they have designated fuelers.

Commissioner Svoboda-McKenna

- ***Noise from the facility and its impact on neighbors:*** Commissioner Svoboda-McKenna recalled a question related to noise. She referenced Condition #21 of the potential approval motion related to closure of doors on the Body Repair Building unless vehicles are being moved into or out of the service bay. Commissioner Svoboda-McKenna recalled the Commission was considering adding language that the doors would be closed between 10:00 p.m. and 6:00 a.m. to reduce noise impact on the neighbors. Chairman Kowalski felt the additional language was reasonable; Mr. Houle agreed.
- ***Plan revisions related to relocation of trees:*** Commissioner Svoboda-McKenna questioned if the Commission should require the plans to be revised to show the relocation of the trees in the islands. Planning Director Calabrese suggested she's covered it in Condition "F"; Commissioner Svoboda-McKenna was satisfied with the reference.

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Chairman Kowalski opened discussion to members of the in-person audience.

Paul Anderson, 89 Main Street, Broad Brook: Mr. Anderson advised the Commission he's totally in favor of this operation, he would much rather see this than corn. Mr. Anderson suggested food for thought in general, one of the items that's been targeted on global warming is parking areas as they absorb heat all day and distribute it all night. It's becoming quite significant, this is a worldwide problem, not from this application specifically but in general. We're going to have to start thinking about that, white parking lots, because these problems aren't going to go away. I don't care how many electric cars you've got, a parking lot is a parking lot, and it sucks up heat and distributes it all night long. And that's a problem, that we tend to build a lot. We love asphalt. So, that's a future thing to think about because I think it's going to become a bigger problem. Otherwise, I have no problem with this particular application. Thank you.

Chairman Kowalski called for additional comments from the in-person audience; no one requested to speak. Chairman Kowalski then offered the opportunity to comment to the on-line participants; no one requested to be acknowledged.

Chairman Kowalski queried the Commissioners for comments, everyone indicated they were satisfied with the information presented.

Chairman Kowalski then called for a motion to close the Public Hearing.

**MOTION: To CLOSE THE PUBLIC HEARING on Application
PZ-2023-25 for 74 Newberry Road and 9 Craftsman
Road.**

Gobin moved/Leason seconded/DISCUSSION: None

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

Chairman Kowalski called for additional comments prior to considering an approval motion.

Commissioner Gobin cited the Staff memo, and questioned if Condition

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#4f gives them the flexibility to move the trees, and do we need to edit Condition #21 for the hours at which the doors will remain closed? Chairman Kowalski suggested the Commission had agreed to add the hours of “between 10:00 p.m. and 6:00 a.m. to Condition #21, and Condition “F” does allow them the flexibility to modify the drawings to relocate the trees. Chairman Kowalski also recalled that during a previous meeting the applicant had requested a reduction of the setback requirements from 100 feet to 50 feet, which is addressed in Finding #1. They’re proposing mitigation of vegetation/screening to reduce the noise.

Chairman Kowalski called for additional comments; no one requested any additional clarifications. Chairman Kowalski called for a motion of approval.

MOTION TO APPROVE:

PZ 2023-25: for 75 Newberry Rd (should be 74 Newberry Road) & 9 Craftsman Rd. Special Use Permit with site plan for truck leasing, automotive and autobody repair at 74 Newberry Rd and 9 Craftsman Rd; Map 93, Block 19, Lot 06, 09, and 10. Applicant: Penske Truck Leasing Co, Owner: Newberry Road Enterprises, LLC.

This approval is granted subject to the conformance with referenced plans (as may be modified by the Commission and this approval) and the following conditions/modifications.

Referenced Plans:

“Land Development Plans Issues for Inland Wetlands Permit and Site Plan Approval 74 Newberry Rd & 9 Craftsman Rd, East Windsor CT; Prepared for Penske, 5 Capital Drive, Harrisburg, PA 17110. Prepared by BL Companies, Dated July 25, 2023, Last Revised September 20, 2023. Sheets 1-52 inclusive.

Findings:

1. The Commission finds the issuance of a waiver reducing the required landscape buffer from 100ft to 50ft in accordance with Section 600.2 appropriate given the non-conforming nature of the use on the adjacent parcel and to further preserve existing/established vegetation.

Conditions which must be met prior to signing final mylars:

1. A paper copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation

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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. Indicate provisions for snow clearing/storage.
 - d. Include additional visual screening for the portions of fencing which run parallel to the roadway.
 - e. Project phasing, if any.
 - f. All modifications as presented in the Memo from T.Houle to R.Calabrese, dated 10/24/23 and 11/17/23.

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

5. A separate lot line adjustment plan (mylar) shall be filed with the East Windsor Town Clerk
6. One set of final mylars (select pages to be determined) with all necessary revisions shall be filed with the East Windsor Town Clerk
7. A single PDF copy of the final plans, with all necessary revisions shall be provided to the Planning and Development Office.
8. An Erosion Control Bond has been provided, such estimate shall be reviewed and approved by the Town Engineer.

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

9. Final grading, stabilization and seeding shall be in place, appropriate E&S controls installed, or adequate bond filed with the Town for the unfinished work.
10. One electronic PDF and two paper copies of the final as-built survey showing structures, pins, driveways, final floor elevations and spot grades shall be submitted.
11. The applicant shall provide a copy of the CT DMV issued Certificate of Location Approval, obtained in accordance with Public Act 23-40.

General Conditions:

12. A pre-construction inspection of all E&S controls by Town staff will be required before the commencement of site work.
13. Any vehicles dedicated to on-site use only should incorporate white-noise backup alarms.
14. A separate sign permit application(s) will be required for all signage.
15. This project shall be constructed and maintained in accordance with the final plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.

April Williams, owner of the event venue, joined the meeting remotely. Ms. Williams advised the Commission that the proposal is to provide a multi-assembly space for people to have private events, whether private or

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corporate, ranging from baby showers, to small weddings, fundraisers, and networking events. Ms. Williams noted the people renting the space may be serving alcohol by using a licensed and insured bartender, but they will not be selling the alcohol.

Ms. Williams opened discussion to the Commission.

Commissioner Gobin referenced the Staff memo of November 16th, noting comments remain outstanding from the North Central Health District, the Fire Marshal, and the Building Official. Ms. Williams indicated she met with the Fire Marshal on Friday, and he gave his approval of the proposal. Planning Director Calabrese reported Staff has requested a confirmation of the Fire Marshal's comments, which include agreement on a maximum capacity of 130 individuals. She also noted that the applicant will need to acquire a Change of Occupancy Certificate from the Building Official who will be looking for how the interior of the space will be laid out.

Chairman Kowalski clarified that the Commission is approving the use, the details of the use will have to be worked out with the Building Official and the Fire Marshal.

Commissioner Gobin:

- ***Food service providers:*** Commissioner Gobin questioned if the North Central Health District issue was related to the food service, as that would be an issue for the applicant to work out separately from the Commission's approval of the Change of Use. Planning Director Calabrese noted that the Health Department is on a list of referrals, their sign off would be included in the Building Official's approval.
- ***Amplified music/impact on abutters:*** Commissioner Gobin also questioned if there would be amplified music within the space? She questioned if there would be abutters that would be impacted? Ms. Williams reported the use would occupy units #10 and #11, one of the abutting units is the travel agency, and the other is Edward Jones. Ms. Williams noted that most of the events will take place after hours, and they plan to install soundproofing materials as well.

Commissioner Gobin suggested she's happy to see the plaza being utilized.

Commissioner Gowdy questioned if the Building Official has seen the noise-buffer you're planning to put in? Ms. Williams indicated she needed to

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acquire this approval first but would then have whatever conversations are necessary with the Building Official. Commissioner Gowdy questioned if the Commission, or the Building Official, knows what you plan to use for the soundproofing? Ms. Williams reported that they plan to install soundproofing materials on the side walls. Planning Director Calabrese cited an e-mail received today which indicates that the Building Official will require a detailed plan of the space, including dimensions of every room and the overall space, and the architect must include the occupant “load” on the plan.

Chairman Kowalski questioned if the space has restroom facilities? Ms. Williams replied in the affirmative. Ms. Williams also noted that based on ADA requirements they need to expand the door access from 28 inches to 36 inches.

Chairman Kowalski queried the Commissioners for additional comments, no one had any additional questions.

Chairman Kowalski offered the in-person public the ability to speak on this application; no one requested to speak. Chairman Kowalski then offered the opportunity to speak to the on-line participants; no one requested to be acknowledged.

Chairman Kowalski noted the Commission is considering the Special Use Permit for the Change of Use for this proposal, Staff will be working with the Fire Marshal and the Building Official regarding their respective issues. He called for a motion to CLOSE THE PUBLIC HEARING.

**MOTION: To CLOSE THE PUBLIC HEARING on application
PZ-2023-28 for a Special Use Permit for 122 Prospect
Hill Road.**

Gobin moved/Leason seconded/DISCUSSION: None

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

MOTION TO APPROVE:

Application #PZ 2023-28: Special Use Permit at 122 Prospect Hill Road for Private Event Venue with Alcohol Service. Zone B-2

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This approval is granted subject to the conformance with the application materials (as may be modified by the Commission and this approval) and the following conditions/modifications.

Conditions:

1. Prior to the issuance of any permits, the owner/applicant shall:
 - a. File a copy of the Certificate of Approval on the Land Records.
2. Signage shall require a separate permit.
3. (working) Live entertainment and/or amplified music shall be controlled to ensure it does not emanate from the building.

Gobin moved/Leason seconded/DISCUSSION: None

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

B. PZ-2023-29 for 105 South Main Street for Site Plan Review – requesting a change of use to retail sales of firearms and ammunition. Map 52, Block 20, Lot 60, Zone TZ5. Applicant/Owner: Edward Markowski, Jr.:

Chairman Kowalski read the description of this application.

Eric Peterson, of Gardner and Peterson Associates, introduced himself as a Professional Engineer representing Edward Markowski, the applicant. Mr. Peterson noted Mr. Markowski Jr., the owner/applicant, is also present this evening.

Mr. Peterson submitted the Sign Affidavit for posting the Public Hearing signs, and the notices (to abutters).

Mr. Peterson noted that 105 South Main Street is a 3-acre parcel located in the TZ5 Transition Zone located on the east side of Route 5. Abutting parcels to the north and the south are also located within the TZ5 Zone, while parcels to the east are located within the Residential R3 Zone. An 8,000 square foot building previously occupied by United Ag and Turf, currently exists on the property. The site is accessed by 2 driveways, the southerly drive is actually a shared drive with the residents to the east. Parking already exists in the front and side, concrete pads already exist at the rear of the building. Stockade fencing already exists in the rear and along the southside of the building, and a row of arborvitae bushes that screens the properties to the south.

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Referencing a Site Plan, Mr. Peterson described the location of the property. Mr. Peterson noted the applicant is here to acquire a Site Plan Modification for a Change of Use for retail sale of firearms and ammunition, Mr. Peterson noted a Special Use Permit isn't required for that use, Mr. Markowski's business is currently located about a mile north on Route 5 in Prospect Hill Plaza, the proposal is to relocate the business to 105 South Main Street. They are adding a 140+/- square vestibule to the building which provides them with another layer of security to the entrance. They'll also add another access to the new handicapped parking space and will be restriping the existing parking spaces. They will be adding parking spaces to the south to meet current Zoning requirements. They'll also be adding a loading area and fenced dumpster area in the rear. They'll also add bollards to the front of the building. Mr. Peterson noted they are proposing to add landscaping in the landscape island, and are proposing a stand-alone sign at the front of the property. Mr. Peterson noted they'll add wall-pack lighting around the perimeter of the building at approximately 11 feet, and will be removing 1 of the 3 existing light poles in the parking area. The fencing and landscaping will prevent light spillage off the property.

Mr. Peterson noted Staff has asked that one of the access drives should be widened to 24 feet, and provide adequate turning radius for fire apparatus. Mr. Peterson noted the Inland Wetlands and Watercourse Agency has issued an Agent Decision; the Town Engineer, the Fire Marshal, the Building Official, and Water Pollution Control Authority are all satisfied with the application, and the Police Chief had no comments.

Chairman Kowalski called for comments from the Commissioners.

Commissioner Gowdy:

- ***Size of facility:*** Commissioner Gowdy questioned if this facility will be larger, or smaller, than his current facility? Mr. Peterson reported it will be slightly larger. Mr. Markowski joined the discussion, noting he anticipates the retail area will be 2,400 square feet.
- ***Security cameras:*** Mr. Peterson responded in the affirmative.

Chairman Kowalski:

- ***Lighting plan:*** Chairman Kowalski suggested the applicant may want to consider increasing the lighting for security reasons. Mr. Peterson suggested they've proposed perimeter lighting all around the building for security purposes, and used the downward fixtures to prevent light spillage.

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- **Hours of operation:** Mr. Markowski reported 10:00 a.m. to 6:00 p.m., Monday through Friday, and 10:00 a.m. to 4:00 p.m. on Saturday and Sunday.

Chairman Kowalski opened discussion on this Public Hearing to the in-person audience.

Paul Anderson, 89 Main Street, Broad Brook: Mr. Anderson suggested for security purposes, this is a much better location, they're kind of way back in this plaza, hidden, not a great spot. I'm sure when it first started it sounded like a good idea, but where they are is not the best choice. I think this is an excellent change. And, it's a good use to a building that's not in use now.

Dan Morgan, 106 South Main Street: Mr. Morgan indicated he lives at 106 South Main Street, and he doesn't feel comfortable with guns and ammo across the street from his house. He doesn't know what kind of people are going to be going in there. I do not feel safe with that across the street from me.

Marianne Morgan, 106 South Main Street: Ms. Morgan reported she lives at 106 South Main Street, and I don't want that sold across the street from my yard. It's in my front yard, I just don't want it there.

Jay Peters: Mr. Peters introduced himself as the owner of J. P. Firearms, SC, Torrington, CT. Mr. Peters indicated he's a business associate of Chris's and Lindsay's. I've been doing business with them for several years, I provide them products. It's a very, to answer your question, a very professional operation. Everybody's courteous, respectful, people come from everywhere to do business with Chris. Just a great, comfortable operation, very safe, and the types of people that are coming there are all permit holders because you can not buy a firearm without a pistol permit. So, you don't have the criminal element, they don't go to gun stores. I hope, trying to answer your question, I'll give you a little bit of insight as to what goes on at these gun stores, we don't get that element there. They're turned away, or when they do show up, a lot of times the Police come, and they're arrested. But, it's a great operation, they're great people, they do a great job, they provide a great service, and I think they'll continue to be a great asset to your community.

Charlie Allen, East Granby, CT.: Mr. Allen thanked the Commission for letting him speak, and introduced himself. Mr. Allen noted he came from

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across the river. Mr. Allen reported he's known the Markowski's for almost 20 years now, and he's one of the most respected businessowners in Suffield. Having the empty building sitting there serves no purpose, and I know what the building will end up looking like when he gets done. It will be significantly better than the way it looks now. I'm one of the people that comes to the establishment that they're currently in. I'm a licensed permit holder. I come here to use your gas stations, I come here to wash my car, I come to eat at Mei Tzu or Elizabeth's. So, a lot of people that will be coming here will be spending money here, so we actually do bring something into the town. We're not undesirables, we get along really good with the people who live here, and I would hope you'd look favorably upon this application. Thank you.

Chris (Krys) DiBella: Mr. DiBella introduced himself, he noted he's known Eddie Markowski for about fifteen or sixteen years. I also run the shop. We've been in business for nine years, six of which have been in East Windsor. To your concerns, I understand completely where you're coming from. Since we opened up and did business we've had no incidents at our shop. We work very closely with local law enforcement. We're very good with the Town, we try to work with everyone, security and everything is one of our utmost importances. We've had zero stolen firearms. We also have, just to put you at ease, too, we have a policy in our store as we speak where no one is allowed without a permit, and the permit allows them to purchase a firearm. We go through efficient background checks, we work closely with ATF and the State Police, and, as I've said before, local towns. I 100% support this and we want to continue doing business in your town.

Jenny Hamilton: My name is Jenny Hamilton, I'm a business owner, I have a company called "Lady in the Trap", and I do a lot of my business in East Windsor. I am the kind of person that you would see at Tobacco Valley Gun, I am there to purchase ammunition for my business, as well as other things. I think that it's great that they're expanding in the location, it will be easier to see, it's in a better location, and tat building is not being currently used.

Lindsay Johnson: Ms. Johnson reported she currently works at Tobacco Valley Gun. I really appreciate the opportunity for you to hear us here. I really appreciate being able to speak tonight and I appreciate the opportunity of being able to move to a bigger business. When Chris first started out it was just him by himself, and then COVID hit and the industry kind of exploded, so he actually brought me on. I was working in pharmaceuticals before this so it was kind of a whole different world for me, but, honestly, I wrote reports for

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the FDA and now I'm writing reports for the ATF, so I feel like I'm very qualified to do the paperwork. And, it is very strict. So, we have a certain standard that we're held to when we have to do gun transfers, or anything like that, and we make sure that everything is completely up to snuff. You don't last long in the industry doing things illegally, and, I really like the idea of being able to expand our business. I also do a woman's shooting group so I'm able to branch out and have more women in our facility as well, and be able to provide them with security and protection because, unfortunately, we do get a lot of women in there that say they never wanted a gun until they've been stalked, and I like being able to give the opportunity to speak with them, because they get the impression that it's a very male-dominated industry, and I really like the fact that I'm able to provide them with some type of ease that, yes, we come from all different backgrounds and we're able to connect and be able to provide a service for them, and I'm happy to say that there's maybe two of us in Connecticut who actually are in the gun industry. We have us, and Newington Gun Exchange, there's a woman owner there too. So, I'm very happy to work there. Thank you.

Andrew Haripaul, 124 Main Street (Broad Brook)/Paul's Package Store:

Mr. Haripaul indicated that as a local business in town they are in favor of the Change of Use of retail sales of firearms and ammunition. I'm a licensed gun owner and these facilities are truly a safe haven to go in and shop. There's nothing to be concerned with, it's the people that you don't see is what you should be worried about. I'm in favor of it.

Dominique Faucett: Ms. Faucett thanked the Commission for letting her speak tonight. I've had the pleasure of working for the Markowski family for four years now. They're a great family, Ed Markowski is professional, he treats all of his staff very well. I help Chris and Lindsay one day a week at Tobacco Valley and, as a woman, going into a gun store, it could be a very nerve-wracking thing because it's a male dominated industry. So, going in there and seeing Lindsay and other woman like Jenny in there, it brings a sense of comfort to woman that are pistol permit carriers in the state. I'm in support of them moving. Thank you.

Alexander Jacques: Mr. Jacques indicated he appreciated the Commission listening to him. I started out as just a customer at Tobacco Valley, and now I work for them. There's a reason I keep coming back to them. They go above and beyond the standards. The standard is here, and they go here to ensure that there's no issues as far as paperwork, firearms, making sure crime doesn't

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come out of that store. I believe moving to the new store would be a huge benefit to them and the town. Thank you.

Colby Burgess: Mr. Burgess indicated he works in town, he's a taxpayer, and I approve.

Latchman Haripaul/Paul's Package Store: Mr. Haripaul indicated he approves.

Chairman Kowalski offered the opportunity for comments to the online participants; no one requested to be acknowledged.

Chairman Kowalski questioned if Mr. Markowski have any dealings with the East Windsor Sportsmen's Club? Mr. Markowski indicated that he did.

Chairman Kowalski queried the Commissioners for additional questions or comments.

Commissioner Svoboda-McKenna noted that the driveway goes all the way to the back of the property, and the photometric plan seems to show a lot of light back there. She questioned the purpose of the pole barn at the rear of the property. Mr. Markowski indicated it's used for outside storage of oil, and we store our new products out back. It's an outbuilding for additional storage. It's a three-sided building which is open on the west. Commissioner Svoboda-McKenna questioned if Mr. Markowski is leasing or have you purchased this property? Mr. Markowski indicated he's purchased the property.

Commissioner Gowdy felt this is a great addition.

Planning Director Calabrese clarified that a Sign Permit for the pylon sign will be required for the location. She noted that the Staff memo includes that requirement as Condition #14.

Chairman Kowalski called for additional comments from the Commission; no one raised any comments. Chairman Kowalski then called for a motion to CLOSE THE PUBLIC HEARING.

MOTION: To CLOSE THE PUBLIC HEARING on

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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.

General Conditions:

10. 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.
11. 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.
12. Additional erosion control measures may be required by Town staff if field conditions warrant.
13. 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.
14. A sign permit will be required.

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

Chairman Kowalski requested a short break.

MOTION: To take a 10-minute break.

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

The meeting RECESSED at 8:07 p.m.

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Chairman Kowalski RECONVENED Meeting #1863 of the East Windsor Planning and Zoning Commission at 8:17 p.m.

C. PZ-2023-30 for 155 Main Street for Special Use Permit – requesting a Special Use Permit for a change of use from convenience store to liquor store. Map 088, Block 47, Lot 011, Zone B-1. Applicant/Owner: Quaiser Yosujzal:

Chairman Kowalski read the description of this Public Hearing.

Quaiser Yosujzal, the applicant, joined the Commission. Mr. Yosujzal reported he wants to open a convenience store with a beer permit, not a liquor permit.

Chairman Kowalski noted Staff has indicated there are outstanding issues regarding this application, he requested Planning Director Calabrese to update the Commission.

Planning Director Calabrese reported the application is for the sale of alcohol, which is beer. She noted that East Windsor is allotted 4 licenses, all of which are presently taken. There is a convenience store at this location currently, prior to Mr. Yosujzal moving into the location a Change of Occupancy Permit will be required from the Building Official and the Fire Marshal, those requirements have been included as a condition should the Commission choose to approve this application. There are some Building Code issues that will have to be resolved before occupancy can take place. Chairman Kowalski questioned if there are any additional State requirements which should be met prior to the Commission's approval? Planning Director Calabrese indicated the applicant will need a Liquor Permit, which Zoning Enforcement Officer Boudreau can sign off on.

Commissioner Gobin questioned how the Fire Code and Building Code violations get resolved? Planning Director Calabrese indicated those issues would start when the Change of Occupancy Permit is submitted to the Building Department. Planning Director Calabrese noted the Fire Marshal has advised her there are issues with access via the stairs at the entrance, and an issue with a fire wall, that will need to be resolved. Commissioner Gobin questioned that there was an apartment upstairs at this location? Planning Director Calabrese suggested the apartment was next to this location.

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Chairman Kowalski opened discussion to the in-person audience.

Paul Anderson, 89 Main Street, Broad Brook: Mr. Anderson questioned whether this Public Hearing can be held. I have the Legal Notice here, which states that “this would be a Change of Use from a convenience store to a liquor store”, and now we’re being told that’s not what the application is. The problem is, this is what the public was told, it was published in the newspaper, this is where we get our information. So, we come to a Hearing about this, and then when we get here you say no, that’s not it, it’s something else. I don’t think that’s acceptable; I don’t think it’s legal. I have no problem with somebody wanting to take on that task of failing with another convenience store with totally inadequate handicapped parking that’s on a hill. Handicapped people can’t get in and out of a car there, so that’s a joke. It’s never been successful; it probably never will be successful. However, your job is not to make it successful, but I have a big issue of a Legal Notice being put out for a Hearing and the Hearing subject is changed when you arrive. That, to me, is unacceptable. I do not think you can legally do that. I think it would have to be republished correctly.

Commissioner Leason suggested the issue is the definition of grocery/beer. Planning Director Calabrese concurred, noting it’s a lesser application to the State for the Liquor License. She noted discussion occurred within the Planning Office regarding the language, Staff felt this was a less intense use, and while it was published for a more intense use, when people showed up for the Hearing the less intense use would be noted.

Planning Consultant D’Amato clarified that the Commission isn’t required to exceed the scope of a project once it’s been noticed. He gave as an example someone wanting a Special Use Permit to build a 10,000 square foot building and then wants to change that at the Hearing to 25,000 square feet; they can’t do that. But if the approval is for a 10,000 square foot building and you decide it can’t work but would give them approval for an 8,000 square foot building you can do that, and you don’t renote it because the scope has been reduced. It’s a terminology issue because of the type of licenses that the State uses and what the Commission determines to be liquor and alcohol; they’re different classes of permits. Grocery/beer is limited but it’s still alcohol.

Commissioner Gowdy referenced Mr. Anderson’s comment, suggesting that the public would show up to comment on what was written. Even though the use presented is a less **intense use, the public doesn’t know that.**

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Paul Anderson, 89 Main Street, Broad Brook: Mr. Anderson noted this property is very close to a school, I find that to be a concern. I find that the traffic in front of the building is very heavy. Getting in and out of that parking space is a hazard; it's just like the pizza place down the street. It's a hazard, and problems have occurred. I find this type of use, my personal opinion is, there never should be a retail operation there at all. Now, back when we had the trolley going through town and horses and wagons, it worked. It doesn't work anymore. There's too much traffic coming from multiple roads crossing in front of that building, and when you pull out you're in the street. You can barely fit a car off the street. And you're always on a hill, I consider that a major hazard. You're going to do what you're going to do, and I'm not going to criticize any decision you're going to make but, that's my opinion.

Thank you.

Andrew Haripaul, 124 Main Street, (Broad Brook) of Paul's Package Store: Mr. Haripaul reported his family business has been here in town for 20 years this year. We were here, almost a year to the date, actually trying to move the liquor store across the street from 123 Main Street to 124. A couple of things, I agree with Mr. Anderson here, the reason that we're here is we're actually opposing the Change of Use from a convenience store to a liquor store. There is a vast difference. I also represent a community store with a grocery/beer permit. It's not necessarily a lesser of a license, they're still selling an alcohol product to 21 and over. At our facility we have a way to do the age and identity, we're checking IDs to make sure we're avoiding minors getting access to alcohol. We also pride ourselves on making sure that the community is being taken of and protected to the best of our abilities, that we're not selling to minors, that we're not selling to intoxicated persons.

The grocery/beer permit also has a couple of things in it that a liquor store doesn't. The grocery/beer permit says that you have to have "x" amount of groceries in your space, that you have to have "x" amount of sales for those grocery items. And I'm not talking a candy bar, I'm actually talking about onions, potatoes, rice, flour. All of those needs have to be met. So, there's different, the State looks at it on a different proportion relative to your sales, whether you can get a grocery/beer permit. So, a community store beer permit is actually not a terminology, it's a grocery/beer permit. You've got to be considered basically a little market.

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As far as proximity-wise, we are basically across the street. You're going to be selling a like product that we already carry, which is beer. Our friend here also has a convenience store that also sells beer. We're going to have too many outlets selling the same exact product in a very small perimeter.

Beyond that, on the convenience side of things, you already have one, two, three convenience stores, plus the Dollar General. You're going to be adding one more of the same thing so how many small guys are going to be fighting for the same sale. It's basically going to be a reset, they're going to keep pricing out each other and the next thing you know nobody's making money, and somebody's going to have to close their doors.

So, we came here on the pretense that this was going to be a liquor store, it's obviously not going to be a liquor store. The ingress/egress of that store is not in favor of the general public because you're basically pulling into a parking spot and reversing out into the flow of traffic, versus our parking lots, they're big, brightly lit, you can come in one way and go out the other way; it's safe.

Again, the biggest thing is we don't have minors coming into our store, but we do have the measures in place, we've been existing to make sure that minors are not being sold alcohol.

Once again, I'm against it. Thank you.

Name undiscernible: I own the convenience store down the street – “In and Out” and I also own the gas station on Route 140. I oppose this beer permit because how many with a beer license can you put in a small town? There are already so many. I oppose this.

Latchman Haripaul/Paul's Package Store: I oppose the use of a beer permit here, number one, because of the parking. I moved from 123 to across the street because of the parking; they had accidents. People almost get run over on the street, sliding along that hill in the Wintertime. My business almost went bad up there because of the situation. That's why I went across the street, just because of parking. People are more safe. I had a lot of issues, streets, parking there because I didn't have side parking. I didn't have back parking. People had accidents there sliding down the hill. And now people are safe.

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This (location) is right next to a school, I'm not concerned about kids walking by there but I am concerned about cars backing up into them.

I oppose the liquor store, they can have the grocery store. You want to do a grocery store, I've been here 20 years and there have been 20 failed grocery stores in there.

Charlie Allen, East Granby: So, anybody who remembers East Granby from 20 years ago knows the difference now, with four gas stations in a row on Route 20, the increase in traffic, and the detriment to our original businessowners. We've had two gas stations that have been there in excess of 20 years, both of them have told me it's damaged their business irreparably by adding two larger services that sell basically the same product. The only reason I'm saying it is we had two, we now have four. I think if we had to do it over again we would do it differently. You can only support so much business in a small area. I speak for the businesses that have been established.

Thank you.

Andrew Haripaul, 124 Main Street, (Broad Brook) of Paul's Package Store: Mr. Haripaul noted one issue we haven't discussed is all our deliveries come in big box trucks, they need to have a proper place to pull in that's safe. That includes all of our deliveries, there's not one that comes in a car, they're coming in big box trucks so you need a spot basically off the road that they can pull into safely, unload their product, bring it into the store, and not create these blind spots on the road.

I also have 84 signatures against it to submit.

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

Chairman Kowalski commented about concerns for approving the use before the Building Code issues are resolved; he felt the Commission was putting the cart before the horse. He questioned if the building isn't viable what's the sense of approving the use?

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Commissioner Gobin indicated she's listening to people who frequent the area. she cited concerns for backing out into traffic. She questioned if the Commission has the ability to request a safety analysis or referral to the Police for health and safety concerns.

Planning Consultant D'Amato clarified that the only thing the Commission is looking at is the sale of beer because the convenience store isn't regulated through the Special Use Permit. Tomorrow they can do all of the things that are happening there without the approval of the Commission. Chairman Kowalski questioned if the building issues would need to be resolved if they didn't ask for the sale of beer? Planning Director Calabrese clarified that the portion of the building under discussion is currently vacant. Before anybody can occupy that space they have to acquire a Change of Occupancy Permit, because it's a change from one person to another, from the Building Official and the Fire Marshal.

Chairman Kowalski suggested he'd rather see the building brought up to code first before considering a permissible use for the location. Commissioner Gobin shared Chairman Kowalski's comments.

Planning Consultant D'Amato suggested the Commission can't hold it up because the problem is what he needs to do will be dependent on how the building is occupied, and until he has an approval he doesn't know how he can use it. Planning Director Calabrese read the Building Official's comments, noting that he's said "a Change in Occupancy Permit will need to be approved prior to commencing business at this location".

Commissioner Leason noted other people have occupied the space previously, and the Commissions have allowed people to back out into the street before.

Commissioner Gowdy felt supply and demand will sort it out. As Mr. Anderson noted, the success rate hasn't been good. Commissioner Gowdy questioned the issue of the distance from the school. Planning Director Calabrese noted the Regulations call for less than 500 feet. Commissioner Gowdy suggested the portable classrooms are less than 500 feet away. Planning Consultant D'Amato noted it's entrance to entrance rather than property line to property line.

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Commissioner Svoboda-McKenna referenced the Zoning Regulations, Section 71.3 regarding adequate access, she questioned if that determination would fall under the Building Departments's determination? Planning Director Calabrese noted the building is an existing structure, adequacy of access would fall to the Building Department.

The Commissioners had no further comments; Chairman Kowalski called for a motion to CLOSE THE PUBLIC HEARING.

MOTION: To CLOSE THE PUBLIC HEARING on PZ-2023-30 for a Special Use Permit at 155 Main Street for grocery/beer at a convenience store.

Gobin moved/Leason seconded/DISCUSSION: None

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

Chairman Kowalski called for a motion of approval.

MOTION TO APPROVE:

Application #PZ-2023-30 for a Special Use Permit at 155 Man Street for a grocery/beer permit at a convenience store. The Zone is B-1. This approval is granted subject to the conformance with the application materials (as may be modified by the Commission and this approval) and the following conditions/modifications.

Conditions:

- 1. Prior to the issuance of any permits, the owner/applicant shall:
 - a. File a copy of the Certificate of Approval on the Land Records.****
- 2. Signage shall require a separate permit.**
- 3. Any changes to the license type issued by the CT Liquor Control Commission will require modification of this Special Permit.**
- 4. Change of Use/Change of Occupancy Permits are required by the Building Departments and the Fire Departments prior to any commencement of business operates.**

Gobin moved/Leason/ seconded/DISCUSSION: Commissioner Gobin indicated she approves this application with reservations. Commissioner Gowdy indicated he's voting in hesitation as well.

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

XI. OLD BUSINESS: None

XII. NEW BUSINESS:

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

Chairman Kowalski noted the applicant has requested moving this application to the Commission's next meeting.

**MOTION: To CONTINUE UNTIL DECEMBER 12, 2023
Planning and Zoning Commission Meeting application
PZ-2023-27 for 52 Main Street for Site Plan Modification
for parking spots located at an existing business. The
Owner/Applicant is Yanal Qneider/Black Iris LLC
Toro Auto.**

Gobin moved/Leason seconded/DISCUSSION: None

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

XIII. OTHER BUSINESS: None

XIV. CORRESPONDENCE: None

XV. BUSINESS MEETING:

No discussion occurred under the **BUSINESS MEETING.**

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

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MOTION: To ADJOURN this Meeting at 8:09 p.m.

Gowdy moved/Svoboda-McKenna seconded/DISCUSSION: None

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

Respectfully submitted,

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