

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

**REGULAR Meeting #1865
Tuesday, January 9, 2024**

***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 #1865 of the East Windsor Planning and Zoning Commission to Order at 6:35 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 teleconference as well.

PRESENT: **Regular Members:** Anne Gobin, Michael Kowalski (Chairman), David Leason, Jim Thurz (Vice Chairman), Stacey Svoboda-McKenna

Alternate Member: Frank Gowdy

ABSENT: All members and alternate member were present at the meeting.

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 and Sabohat Khalilova, Recording Secretary

GUESTS/SPEAKERS present remotely identified as they sign in:
Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; and Richard Tuller.

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II. ESTABLISHMENT OF QUORUM:

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

III. ADDED AGENDA ITEMS: None

IV. LEGAL NOTICE: None

V. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA): None

VI. APPROVAL OF MINUTES:

A. December 12, 2023, Regular Meeting of PZC:

Chairman Kowalski acknowledge the availability of Regular #1864 held on December 12th, 2023, he called for comments or revisions, or a motion of approval.

MOTION: **To APPROVE the Minutes of Regular Meeting #1864 held on Tuesday, December 12, 2023, with the following revisions: Line 194 with the word “not” inserted after the word “definitely”. The spelling of the Commission’s regular member Gobin, corrected on line 218 and 245.**

Gobin moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Gobin/Leason/Kowalski/ Thurz

Opposed: No one

Abstained: Gowdy/McKenna

VII. RECEIPT OF APPLICATIONS:

A. PZ-2024-01 Town of East Windsor-Zoning Map Amendment to include new Warehouse Point Design District

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- B.** PZ-2024-02 – Site Plan Modification-Parking Lot at 142,140,140 Rear South Main Street, M-B-L 042-05-064,063,063-A; Owner/Applicant Island View Farms, LLC

VIII. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE: None

IX. CONTINUED PUBLIC HEARINGS: None

X. NEW PUBLIC HEARINGS: None

XI. OLD BUSINESS:

- A.** 8-24 Referral for vacant property at Morris Rd, Lot 017-67-009 (continued from 12-12-23)

Chairman Kowalski informed the Commission with the Town’s decision. Ruthanne Calabrese elaborated on the Town’s finding.

MOTION TO MAKE A NEGATIVE REFERRAL per CGS 8-24 and RECOMMEND THE EAST WINDSOR BOARD OF SELECTMEN not transfer a vacant town property known as MBL 017-67-009 TO Lauriane Ross owner of the adjacent lot, 10 Morris Road.

Finding that the practice of transferring open space land that has been deeded to the Town as part of any subdivision approval is counter to the objectives of the subdivision regulations and POCD. Any such transfer would require a re-subdivision application to be submitted to the Planning and Zoning Commission for approval. It is imperative that the Town is made whole in any such open space transfer which would include the offsetting of the open space lost as a result of the property transfer in order to satisfy the requirements of the original subdivision approval. This could take the form on an alternative open space parcel on or off site or a fee-in-lieu-of open space.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

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XII. NEW BUSINESS:

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

Chairman Kowalski read the description of this application.

Yanal Oneider, the applicant, presented his site plan modification. The subject site is approximately 7.89 acres and zoned TZ5 Transitional Zone District. He had approval for the front side and was looking for approval for the back side of the parking lot.

Ruthanne Calabrese presented the Town's findings regarding the application requests the approval of the modification of an existing site plan for the additional parking of motor vehicles. This parcel was subject to the Automotive sales and service business sweep. She said that the site plan modification confirms with the Access Compliance to the control plan.

Chairman Kowalski asked the applicant whether the requested added space would satisfy the needs of his business for adequate parking for all vehicles.

The applicant responded positively.

Commissioner Gobin asked the applicant of the proximity of existing house to the parking space and how it would impact the tenants.

The applicant responded that he lives in that house; therefore it would not have any impact on him.

Commissioner Leason asked whether the Fire Marshall had signed off on this request. It was determined that he had signed off.

Commissioner Thurz stated that the State owns some portion of the road next to the business. The guidelines require 8-inch feet from the road for sand and storm water.

MOTION TO APPROVE: PZC #2023-27, 52 S. Main Street. Request for site

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plan modification from 18 parking spaces to 91 parking spaces for an existing business. **Owner/Applicant: Yanal Qweider**, for Black Iris, LLC-Toro Auto. Plans Prepared by Clark Land Surveying, LLC, dated 8-1-2023. M: 061/B: 05/L: 041.

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

XIII. OTHER BUSINESS:

A. Review: POCD Survey Questions

Ruthanne Calabrese provided an update on the survey questions on POCD.

Mike D’Amato informed the Commission about the survey. The first one is that it would go out to the public and the other one to business community in order to have a deeper understanding of the issue. They have also ensured that the survey would be short and clear. They have also tried to research other towns and communities.

Chairman Kowalski and the members of the Commission emphasized the importance of having good education, housing to increase the population at schools in the survey. Therefore, some demographics would be considered at the next meeting.

Mike D’Amato added that he would look into the growth of housing units to get some perspective.

Alternate Commissioner Gowdy was interested in knowing how many children reside in the housing units and attend the East Windsor public schools.

The Commissioners were also curious about the household income and affordable housing.

The finalized survey is scheduled to be launched in February and would be distributed by QR codes in addition to holding workshops.

XIV. CORRESPONDENCE:

A. CRCOG email 2024 Regional Planning Commission Assignments

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Ruthanne Calabrese informed the Commission of appointing their representative members and or liaisons to attend their meetings. If any member or the alternate member is interested in it; then the candidate had to be confirmed by the Board of Selectmen.

Chairman Kowalski asked the members to consider it and let the Commission know at the next meeting.

- B.** CT Citing Council Docket #519 for Verizon Application for Cell Tower located on 11 Chamberlain Road and the Commission would have a hearing on February 27th at 6:30pm. If interested, one had to sign up timely before the hearing.

Commissioner Thurz expressed interest in participating at the hearing.

XV. BUSINESS MEETING: None

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:09 p.m.

Gowdy moved/McKenna seconded/DISCUSSION: None

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

Respectfully submitted,

Sabohat Khalilova, Recording Secretary, East Windsor Planning and Zoning Commission