

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

**REGULAR Meeting #1869
Tuesday, March 12, 2024**

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

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

MEETING MINUTES

I. TIME AND PLACE OF VIRTUAL MEETING

Vice-Chairman Thurz called the Regular Meeting #1869 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m.

PRESENT: Regular Members: Jim Thurz (Vice Chairman), Anne Gobin, and David Leason. Alternate Member: Frank Gowdy.

ABSENT: Regular Members: Michael Kowalski (Chairman) and Stacey Svoboda McKenna.

GUESTS/SPEAKERS present, in-person:

Director of Planning and Development/Planning Director Ruth Calabrese hosted the meeting. Also present in person was: Planning Consultant, Michael D'Amato.

GUESTS/SPEAKERS present, remotely identified as they sign in:

Lisa Caruso, Recording Secretary; and Alan Baker, Rye Street.

II. ESTABLISH QUORUM

Vice-Chairman Thurz noted a quorum was established as three Regular Members and one Alternate Member were present at the Call to Order.

III. ADDED AGENDA ITEMS: None.

IV. LEGAL NOTICES:

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

V. PUBLIC PARTICIPATION (For Items Not Listed on the Agenda): None

VI. APPROVAL OF MINUTES

A. February 27, 2024-Regular Meeting #1868 of PZC

Vice-Chairman Thurz acknowledged the availability of REGULAR meeting #1868 Minutes, held on February 27, 2024; he called for comments or revisions, or a motion of approval.

Commissioner Gobin noted that under the ZEO report, the word "mediation" should be changed to "remediation."

Commissioner Leason and Alternate Member Gowdy were not present at the February 27 Meeting, and therefore had to abstain, leaving the PZC short of a quorum.

Vice-Chairman Thurz asked for a motion to **TABLE** the Minutes of Regular Meeting #1868.

MOTION: To TABLE the Minutes of Regular Meeting #1868 held on Tuesday, February 27, 2024, until there is a sufficient voting quorum.
Gobin moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Thurz, Gobin, Leason, and Gowdy.

VII. RECEIPT OF APPLICATIONS: None.

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

IX. CONTINUED PUBLIC HEARINGS:

A. PZ-2024-01 Town of East Windsor-Zoning Map Amendment to include new Warehouse Point Design District. (Continued from 2/27/24)

Vice-Chairman Thurz asked for continued public participation. Hearing none in person, he asked for public participation via Zoom.

Alan Baker, via Zoom, wanted to commend the Commission for their efforts in this process. He added he believes this will make things easier for residents and also for businesses.

Calabrese read a list of documents from the previous meeting for the discussion record:

- Notice of Public Hearing PZ-2024-01.
- Staff memo from Mike D'Amato, Planning Consultant, dated February 22, 2024.
- Letter from Ruthanne Calabrese to property owners, dated February 22, 2024.
- Map of proposed boundaries, including new core and transition zones.
- Comment letter in favor of the proposed amendment from the Capitol Region Council of Governments, dated February 2, 2024.

- Email comments and letter from Paul W. Smith, Smith & Bishop, LLC, dated February 22, 2024, with the attached letter from Valerie Petrina.
- Copy of existing zoning regulations section 507, regarding the New Warehouse Point Design District.

Thurz asked if the Commissioners would like to add anything.

Gobin noted there was good public feedback. The point was well taken that properties slated for transition by I91 are better served by remaining in the HIZ zone. The public did show some confusion as to the Zoning Map Amendments goals. However, the lack of participation at this meeting illustrates that the last meeting assuaged concerns.

Thurz noted that the map would be amended and adjusted, so this hearing will remain open until the next PZC meeting.

Calabrese added the map will be adjusted for the Commissions consideration; and the hearing will also remain open until the use table is adjusted, to reflect the public's concern; while that is a separate application.

Gobin added that leaving the hearing open will give the Town time.

MOTION: To EXTEND public hearing regarding PZ-2024-01 Town of East Windsor-Zoning Map Amendment to include new Warehouse Point Design District, to the next Regular PZC meeting, March 26, 2024.

Gobin moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Thurz, Gobin, Leason, and Gowdy.

X. NEW PUBLIC HEARINGS: None.

XI. OLD BUSINESS: None.

XII. NEW BUSINESS: None.

XIII. OTHER BUSINESS: None.

XIV. CORRESPONDENCE:

A. Letter from Jason Bowsa, 2023-05-27 Reservoir Ave.

Calabrese noted there were deficiencies in public notice for the play. The town is relinquishing any rights to the first approval. They wanted the commission to acknowledge receipt of the letter.

Thurz commented there is no MOTION, just an acceptance of the letter.

XV. BUSINESS MEETING: None.

XVI. EXECUTIVE SESSION: None.

XVII. ADJOURNMENT

MOTION: To ADJOURN this Meeting at 06:42 p.m.

Gowdy moved/Leason seconded/DISCUSSION: None

VOTE: In Favor: Thurz, Gobin, Leason, and Gowdy.

Respectfully submitted, Lisa Caruso, Recording Secretary, East Windsor Planning and Zoning Commission