



TOWN OF EAST WINDSOR PLANNING & ZONING COMMISSION

11 Rye Street, Broad Brook, CT 06016
860.623.6030

Commission
Mike Kowalski-Chair
Jim Thurz- Vice Chair
Anne Gobin
David Leason
Stacey Svoboda McKenna

Alternates
Frank Gowdy
Vacancy
Vacancy

TOWN OF EAST WINDSOR PLANNING AND ZONING COMMISSION

REGULAR Meeting #1870
Tuesday, March 26, 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

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

MEETING MINUTES

I. TIME AND PHYSICAL PLACE OF MEETING

Chairman Kowalski called the Regular Meeting #1870 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m.

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

ABSENT: Alternate Member: Frank Gowdy.

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.

II. ESTABLISH QUORUM

Chairman Kowalski noted a quorum was established as FIVE Regular Members were present at the Call to Order.

III. ADDED AGENDA ITEMS

None.

IV. LEGAL NOTICES:

None.

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

VI. **APPROVAL OF MINUTES**

A. February 27, 2024 – Regular Meeting of PZC

MOTION: To APPROVE the Minutes of Regular Meeting #1868 held on Tuesday, February 27, 2024, with the following revision: Under ZEO, third line, “remediation” replaces “mediation.”

Gobin moved/ McKenna seconded/DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, and McKenna.
Abstained: Leason.

B. March 12, 2024-Regular Meeting of PZC

MOTION: To APPROVE the Minutes of Regular Meeting #1869 held on March 12, 2024 with the following revision: In section 12, correct the spelling to “business.”

Gobin moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Thurz, Gobin, Leason, and McKenna.
Abstained: Kowalski.

VI. **RECEIPT OF APPLICATIONS:**

- A. PZ 2024-05 Town of East Windsor Text Amendment to Sec. 507.6 Allowed Uses: Warehouse Point Design District of the East Windsor Zoning Regulations.

Chairman Kowalski noted this application will be heard at a future meeting.

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& 3/12/24)***

Chairman Kowalski noted that Ruthanne Calabrese has created an amended zoning map.

Calabrese illustrated on the amended map that the Colvest Group properties are now part of the HIZ zone, and omitted from the transition zone. Likewise, after a visit to the north and southern areas in the zoning proposal, black outlines note densely populated areas that would not lend to a walkable village district. The changes are in tandem with application five, which was received tonight.

Kowalski added this is in line with the public comments and feedback, and that the

Commission has no objections. He asked for public comments. Hearing none, he noted he would like to give an additional opportunity for public comments at a future meeting, and called for a motion.

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, April 9, 2024.

Gobin moved/McKenna seconded/DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and McKenna.
(No one opposed/No abstentions)

X. NEW PUBLIC HEARINGS
None

XI. OLD BUSINESS
None

XII. NEW BUSINESS
None

XIII. OTHER BUSINESS
None

XIV. CORRESPONDENCE

A. Freedom of Information Commission Final Decision: Docket #FIC 2023-0131

Calabrese noted this document is included in the meeting packet. There was a complaint filed on the playground application. There was a hearing, and the result is requiring Freedom of Information Act training, which is scheduled on April 25, 2024 at 06:00p.m. The invitation will be extended to other East Windsor commissions. The facilitator encourages questions. The training will be on ZOOM, and be recorded.

XV. BUSINESS MEETING

A. ZEO Report

Calabrese noted outstanding items remain due to a lack of responses. Danielle Boudreau continues to work with the police on illegal dumping in the river. Noteworthy items include:

140 S. Main Street. Boudreau is working with them to do what was approved. However, they disagree, and have filed an appeal.

Gobin asked if Danielle will be attending the appeal.

Calabrese responded both she and Boudreau will be attending, and Boudreau will prepare a staff memo.

246 S. Main Street. This has been sent to the Town attorney.

XVI. EXECUTIVE SESSION

None

XVII. ADJOURNMENT

MOTION: To ADJOURN this Meeting at 06:49 p.m.

Gowdy moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Kowalski, Thurz, Gobin, Leason, and McKenna.
(No one opposed/No abstentions)

Respectfully submitted,

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