

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

**REGULAR Meeting #1871  
Tuesday, April 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**

**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 PLACE OF VIRTUAL MEETING**

Chairman Kowalski called the **Regular Meeting #1871** of the East Windsor Planning and Zoning Commission (PZC) 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:**

Town Planner, Ruth Calabrese, hosted the meeting. Also present in person was: Planning Consultant, Michael D'Amato.

**GUESTS/SPEAKERS present remotely identified as they signed 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 NOTICE:** None.

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

**VI. APPROVAL OF MINUTES**

**A. January 23, 2024-Regular Meeting #1866 of PZC**

Chairman Kowalski acknowledged the availability of **REGULAR** meeting **#1870** minutes, held on March 26, 2024; he called for comments or revisions, or a motion of approval

**MOTION:** To **APPROVE** the Minutes of **REGULAR** Meeting **#1870** held on Tuesday, March 26, 2024, with the following corrections:  
Line 33: Strike “Planning Director” and replace with “Town Planner.”  
Line 133: The training session will also be on Zoom.  
Line 159: *Svoboda* motioned, and *Leason* seconded.  
Page numbers *three* and *four* need to be corrected.

**Gobin moved/Svoboda seconded/****DISCUSSION**: None.

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

**VII. RECEIPT OF APPLICATIONS**

A. PZ 2024-06 Zone Change- East Windsor Housing Authority, Reservoir Ave.; Map 078, Block 56, Lots 032 and 038.

*To 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.

**MOTION:** To **CLOSE** *public hearing* regarding **PZ-2024-01** Town of East Windsor-Zoning Map Amendment to include new Warehouse Point Design District.

**Gobin moved/Svoboda seconded/****DISCUSSION**: None.

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

**MOTION:** To **ADOPT** East Windsor-Zoning Map Amendment to include new Warehouse Point Design District, revised April 4, 2024.

**Gobin moved/Leason seconded/DISCUSSION:** None.

**VOTE:** In Favor: Kowalski, Thurz, Gobin, Leason, and Svoboda.

**X. NEW PUBLIC HEARINGS** None.

**XI. OLD BUSINESS** None.

**XII. NEW BUSINESS** None.

**XIII. OTHER BUSINESS**

The Commission engaged in an informal discussion regarding filling and grading, commercial development, and infill development. In regard to regulating grading, regulation would likely require a paid surveyor. Likewise, removing soil will change grading.

The Commission also discussed documented areas that may need rewording. Much of the language contains areas that are not likely being enforced, e.g., lawn car sales. Chairman Kowalski identified wording that could be misinterpreted. Moving forward, language regarding special permits, signage, event hosting, and others, could be reworded for easier understanding and application. In most cases, these rules are not enforced until there is a complaint.

The POCD survey has, so far, garnered 68 responses. The survey is available at East Windsor High School, and May 1 a QR code will be released. There will be a future business survey developed.

**XIV. CORRESPONDENCE** None.

**XV. BUSINESS MEETING** None.

**XVI. EXECUTIVE SESSION** None.

**XVII. ADJOURNMENT**

**MOTION:** To ADJOURN this Meeting at 07:54 p.m.

**Svoboda moved/Leason seconded/DISCUSSION:** None  
**VOTE:** In Favor: Kowalski, Thurz, Gobin, Leason, and McKenna.

*TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1871 - Tuesday, April 6, 2024  
In person and  
ZOOM Teleconference  
Meeting ID: 714 897 1799*

Respectfully submitted,

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