

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1831 – July 26, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
MEETING MINUTES

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TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION

REGULAR Meeting #1831

July 26, 2022

6:30 p.m.

John Daly Jr. Meeting Room (Town Hall)
11 Rye Street, Broad Brook, CT. 06016
(In-person)

AND

via ZOOM Teleconference
Meeting ID: 714 897 1799

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

I. **TIME AND PHYSICAL PLACE OF MEETING:**

Chairman Gobin called Regular Meeting #1831 of the East Windsor Planning and Zoning Commission dated July 26, 2022 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.

(Access to the meeting is being provided remotely as well)

PRESENT: **Regular Members:** Anne Gobin (Chairman), Michael Kowalski (Vice Chairman), David Leason, Joseph Sauerhoefer, and Frank Gowdy, Alternate Member.

ABSENT: Jim Thurz (Secretary).

GUESTS/SPEAKERS present in-person: Director of Planning and Development Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato; Jerome Swanson, 5-5 G. Washington Rd. Enfield, CT 06082 of Tattoo Salon; Lucy & Jesse Foster, 2 Trail Run Apt. 4201, Vernon, CT 06066 of Tiny Home; and, Daniel Jameson, 21 Jeffrey

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Drive, South Windsor, 06074 of Thompson Road Koma Precision Site Plan Modification.

GUESTS/SPEAKERS present remotely identified as they sign in: Noreen Farmer, 247 S. Water Street, Broad Brook, CT; Nicole Pulaydo, Enfield, CT

II. ESTABLISHMENT OF QUORUM:

Chairman Gobin noted a quorum was established as five Regular Members and one Alternate Member Frank Gowdy were present in person at the Call to Order. Regular member, Jim Thurz was absent. She noted all members will participate in discussion and votes this evening.

III. ADDED AGENDA ITEMS:

Chairman Gobin reported the Commission has received two additional applications which will be received under RECEIPT OF APPLICATIONS as 1. PZ 2022-19 and 2. PZ 2022-18.

Chairman Gobin acknowledged these applications as received and added them on to the record.

IV. LEGAL NOTICES:

Chairman Gobin noted the legal notice PZ-2022-12 has been read on the record. The legal notice PZ-2022-14 and PZ-2022-16 would be read on the record.

a) **PZ-2022-12 – 148 North Rd Unit #4 – Special Use Permit- Tattoo Salon.**
Applicant: Jerome Swanson.

b) **PZ-2022-14 – Text Amendment – Tiny Home. Applicant: Lucy Foster is requesting a Text Amendment for a new Section: 407.2: Tiny House on Wheels.**

The East Windsor Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 26, 2022 at 6:30 pm. Details on how to attend will be published on the Commission's Agenda and will be made available on the Town's website.

The Applicant for **PZ-2022-14** is Lucy Foster for a Tiny House on Wheels, requesting a Text Amendment for a new Section: 407.2. A full copy of application is available on the Planning and Zoning Commission's Webpage on the Town's Website. All

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interested persons may attend this meeting and provide verbal or written comments regarding this application.

The Notice was published in the Journal Inquirer on July 18, 2022 and July 21, 2022.

- c) **PZ-2022-16 – 137 Scantic Road – Resubdivision. Applicant: Travis Neidlinger is requesting a Re-Subdivision Approval for 3 Residential Lots. Map-44, Block 33, Lot 001, Zone R-3. (Tabled to August 9, 2022)**

Chairman Gobin read the legal notice on the record.

The East Windsor Planning and Zoning Commission will hold a Public Hearing on Tuesday, July 26, 2022 at 6:30 pm. Details on how to attend will be published on the Commission's Agenda and will be made available on the Town's website.

The Applicant for **PZ-2022-16** is Travis Neidlinger for 137 Scantic Road, requesting a Re-Subdivision Approval for 3 Residential Lots. Map 44, Block 33, Lot 001, Zone R-3. A full copy of application is available on the Planning and Zoning Commission's Webpage on the Town's Website. All interested persons may attend this meeting and provide verbal or written comments regarding this application.

The Notice was published in the Journal Inquirer on July 18, 2022 and July 21, 2022.

V. PUBLIC PARTICIPATION:

Chairman Gobin queried the members of the in-person audience for comments regarding items/issues not posted on the Agenda. No one requested to speak. Chairman Gobin then offered the remote participants the same opportunity for public comments; no one requested any changes.

Chairman Gobin closed the public participation to move to the Approval of Minutes.

VI. APPROVAL OF MINUTES:

a. July 12, 2022 – Regular Meeting of PZC:

Chairman Gobin noted the availability of the Minutes for the Commission's Regular Meeting #1830 held on July 12, 2022. She queried the Commission for revisions or edits; the following changes were suggested:

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Page 11, line 428, instead of #PZ 2022-10, it must be PZ 2022-09. The same page, line 445, also must be corrected to PZ 2022-09.

Page 15, line 614, instead of *Block 16*, it must be Block 57. The same page line 627, instead of *Bock 79*, it must be Block 57; instead of *Lot 01*, it must be Lot 016; and, *155* must be removed.

Chairman Gobin called for a motion of approval.

MOTION: To APPROVE the Regular Meeting Minutes of Meeting #1830 dated July 12, 2022 with corrections.

Kowalski moved/Leason seconded/DISCUSSION: None.

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

(No one opposed/Gowdy abstained)

VII. RECEIPT OF APPLICATIONS:

Chairman Gobin noted the receipt of the following applications, which will be heard at a future meeting:

- a) PZ-2022-17 – 148 North Road- Special Use Permit for a Drug Testing Laboratory, Applicant Stephen Henry:
- b) Amendment to PZ-2022-16 – Re-suzbdivision to include Special Use Permit for a Rear Lot 137 Scantic Road, Applicant/Owner Travis Neidliger:
- c) PZ-2022 -16-137:

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

No requests presented under this Item of Business this evening.

IX. CONTINUED PUBLIC HEARINGS: None.

X. NEW PUBLIC HEARINGS:

- a) PZ-2022-12 148 North Rd Unit #4 – Special Use Permit: Tattoo Salon. Applicant: Jerome Swanson:

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Chairman Gobin read the Application description, and asked the applicant to come forward and make a presentation.

Jerome Swanson, the business owner of the Tattoo Salon, is opening a private tattoo studio by appointment only. He said there would not be any piercing. It was already approved by the Public Health Department. There will be no modifications to the building.

Ruthanne Calabrese: We have received a notification from the Health Department that you need to register with them.

Jerome Swanson: I have registered for a year and paid the fee.

Chairman Gobin called for any additional comments from the in-person audience, and then offered the same opportunity to the remote participants. No one requested to be acknowledged.

**MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-12 148
North Rd Unit 4 – Special Use Permit: Tattoo Salon.
Applicant: Jerome Swanson**

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

**MOTION: To APPROVE the PZ-2022-12 148 North Rd Unit #4 – Special
Use Permit: Tattoo Salon (Map 124, Block 24, Lot 011A) Zone
B-3. Applicant: Jerome Swanson**

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

See Staff approval motion below:

MOTION TO APPROVE:

Application #PZ 2022-12: Special Use Permit Application to open a tattoo studio at 148 North Road, Unit 4 (Map 124, Block 24, Lot 011A) Zone B-3

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

Findings:

1. The proposed location is in compliance with the standards set forth by Section 502 and Section 701.
2. 148 North Rd, Unit 4 is within the B3 zone which allows for Service Establishments, Personal/Professional uses.
3. The proposed use is in harmony with adjacent uses.

Conditions:

1. A copy of the Certificate of Action shall be filed on the Land Records prior to the commencement of the tattoo studio services on the property.

Chairman Gobin then moved to **NEW PUBLIC HEARING, Item b. PZ-2022-14-Text Amendment-Tiny Home. Applicant: Lucy Foster:**

Chairman Gobin read the Application description, and asked the applicant to come forward and make a presentation.

Lucy Foster: We are looking to legalize tiny house on wheels. It will be a reverse granny flat. It is different than RV in its materiality. It is built for permanent residence. It could be moved. We have already discussed it with the Health Department. We might probably hook up to sewer or build septic. It has been adopted in the state of Maine. It has particular building code. We have shown our plans and schematics.

Chairman Gobin asked if there were any questions from the Commissioners.

The Commission discussed the Tiny House on Wheels and its future prospects in the Town. It would not only add significant impact on the lives of senior residents but keep them at their homes. It was also significant to consider its economical and environmental impact to the Town. The Tiny House On Wheels (THOW) is affordable and environmentally sustainable living solution that provides accessibility to families and their financial freedom. It is different than RV as it is not motorized or built like a mobile home. It is structured as a house.

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The Commission and the staff at the Planning and Zoning Commission deliberated on the status of the Text Amendment for a new Section for the THOW and the WPCA.

Chairman Gobin: This is a public hearing on a proposed change in the regulation. Is there any comment from public?

Noreen Farmer, 247 S. Water Street, Broad Brook, CT expressed her enthusiasm for the project. She emphasized that the Tiny House On Wheels could add significant impact for all the residents of the Town and keep families together including the invaluable options in economic and environmental costs.

Nicole Pulaydo, Enfield, CT expressed her optimism for this project as well. She stated that due to her student loans she cannot afford a house but the Tiny House On Wheels would give her the much needed opportunity to own a house and pay her student loans. Besides, she is not interested in owning a house over 500 sq. f. as it would entail higher utility bills and taxes.

Chairman Gobin asked the Commission to make a motion to continue the Public Hearing on August 9, 2022.

**MOTION: To CONTINUE THE PUBLIC HEARING for PZ-2022-14-
Text Amendment-Tiny Home. Applicant: Lucy Foster on
August 9, 2022**

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

Chairman Gobin then moved to **NEW PUBLIC HEARING, Item c. PZ-2022-16 – 137 Scantic Road – Re-subdivision (Tabled to August 9, 2022):**

**MOTION: To TABLE THE PUBLIC HEARING for PZ-2022-16 – 137
Scantic Road – Re-subdivision on August 9, 2022**

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

XI. OLD BUSINESS:

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- a. **PZ-2022-08 20 Thompson Rd – Site Plan Modification- Koma Precision is proposing a 10,000-sf building warehouse addition. The addition will be attached to the existing building on the east side. A new loading dock will be located on the south side of the addition. Additional car parking and an outdoor gravel storage are also proposed. Applicant: William Meo:**

Chairman Gobin asked the applicant's representative to come forward and make a presentation.

Daniel Jameson, Project Manager of the Design Professionals, at 21 Jeffrey Drive, South Windsor, CT, presented on behalf of the applicant.

The Commission discussed the project with Jameson and made some suggestions.

Chairman Gobin asked the Commission for any additional questions or comments. No one had questions or comments.

MOTION: To APPROVE application PZ-2022-08 – 20 Thompson Rd – Site Plan Modification – Koma Precision for a 10,000-sf building warehouse addition. The addition will be attached to the existing building on the east side. A new loading dock will be located on the south side of the addition. Additional car parking and an outdoor gravel storage are also proposed.

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

See Staff approval motion below:

MOTION TO APPROVE:

Application #PZ 2022-08: Site Plan Modification – 20 Thompson Road -Koma Precision. 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:

1. This approval is granted subject to the conformance with the plan set entitled: Koma Precision Site Plan Modification - 20 Thompson Road, East Windsor,

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CT; Map 082, Block19, Lot 110 prepared by Design Professionals Inc; sheets 1-10; dated: 5/25/2022, Revised 06/10/2022.

2. Stormwater Report Management Report Koma Precision Head Quarters Expansion 20 Thompson Road, East Windsor, Connecticut; Prepared by Design Professionals, Inc. 21 Jeffrey Drive South Windsor, CT 06074 Dated May 25, 22 (Revised for June 6, 2022)

Conditions which must be met prior to the signing of final plan set:

1. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. A copy of this approval motion has been incorporated into a final plan.
3. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
4. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns

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

5. A single, PDF copy of the final plans, will all necessary revisions shall be provided to the Planning & Development Office.
6. A zoning permit has been obtained from the Planning and Development Office for the project.
7. An Erosion Control Bond has been provided, such estimate shall be reviewed and approved by the Town Engineer.
8. A Landscaping Bond has been provided, such estimate shall be reviewed and approved by the Town Planner.

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

9. Final grading, stabilization and seeding shall be in place or adequate bond filed with the Town for the unfinished work.
10. 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:

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11. In accordance with Section 900.3(h) of the Zoning Regulations, the construction of any buildings associated with this approval shall commence within one year of this approval date and all improvements shall be completed within five years. Such approval shall otherwise be null and void unless an extension has been granted by the Commission.
12. 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.
13. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
14. Additional erosion control measures may be required by Town staff if field conditions necessitate.
15. 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.

XII. NEW BUSINESS: None.

XIII. OTHER BUSINESS: None.

XIV. CORRESPONDENCE

Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

XV. BUSINESS MEETING:

a. Discussion on Trucking Terminals.

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:53 p.m.

Kowalski moved/Leason seconded/VOTE: In Favor: Unanimous

Respectfully submitted,
Sabo Maniscalco, Recording Secretary, East Windsor Planning and Zoning Commission