

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

**REGULAR Meeting #1843
January 24, 2023**

***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***

MEETING MINUTES

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

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Kowalski called the January 24, 2023 Regular Meeting #1843 of the East Windsor Planning and Zoning Commission 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 Sreet, Broad Brook, CT., and via telconference as well.

PRESENT: **Regular Members:** Anne Gobin, Frank Gowdy, David Leason, and Jim Thurz (Vice Chairman) were present in-person; Chairman Kowalski joined the Commission remotely. (There is presently one vacancy for a Regular Member)

Alternate Members: Frank Gowdy was present in-person in the John Daly, Jr. Meeting Room. (There are presently two vacancies for Alternate members.

ABSENT: No one; all Regular and Alternate Members present.

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, Deputy First Selectman DeSousa, Selectman Baker, Liaison to the Planning and Zoning Commission. Also

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speaking were: Kimberely Lanz, Joel Parkyn. Burma Shaw, Brian Vecchiarelli, Ellington resident.

GUESTS/SPEAKERS present remotely identified as they sign in: Chairman Kowalski, ethanboisevert, Suzzane Choate, Lorri DiBattisto, Izzy, Tierney McGrath, Snob, BValenti, Verizon Iphone, Wil's Fire, Peg (Margaret) Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski, participating remotely, noted a quorum was established as three Regular Members and one Alternate Member were present at the Call to Order in the John Daly Jr. Meeting Room. Chairman Kowalski requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well. Chairman Kowalski noted all members will participate in discussion and votes this evening.

III. ADDED AGENDA ITEMS:

Chairman Kowalski noted Application PZ-2023-3 (KOMA Site Plan Modification) has been requested to be added under **RECEIPT OF APPLICATIONS**, and will be discussed under **NEW BUSINESS** later in the meeting..

IV. LEGAL NOTICE: None

V. PUBLIC PARTICIPATION (FOR ITEMS NOT LISTED ON THE AGENDA):

Chairman Kowalski queried the in-person audience for comments regarding items/issues not posted on the Agenda.

Burma Shaw, Melrose: Ms. Shaw advised the Commission she would like to discuss the acoustics in the room. Ms. Shaw indicated has difficulty hearing speakers at the podium as they're facing the Commission and speaking in that directions. Ms. Shaw questioned if it would be possible to get a microphone at the podium? Ms. Shaw also suggested when the gentleman was speaking to the side she was unable to hear him.

Vice Chairman Thurz suggested there isn't anything the Commission can do this evening but he felt they could see what could be done for future meetings.

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Ms. Shaw thanked Vice Chairman Thurz for allowing her to comment.

Chairman Kowalski then asked if anyone participating remotely would like an opportunity to speak; no one requested to be acknowledged.

VI. APPROVAL OF MINUTES:

A. January 10, 2023 Regular Meeting of PZC:

Chairman Kowalski noted the availability of the Minutes of Regular Meeting #1842 held on January 10, 2023; he asked if the Commissioners had any revisions or edits? Hearing no requests for revisions he called for a motion of approval.

MOTION: To APPROVE the Minutes of Regular Meeting #1842 held on January 10, 2023 as presented.

Gobin moved/Leason seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Gowdy/Kowalski/Leason/Thurz
(No one opposed/No Abstentions)**

VII. RECEIPT OF APPLICATIONS:

Chairman Kowalski noted the receipt of Application **PZ-2023-3 for 20 Thompson Road, KOMA**, Site Plan Modification which will be discussed under **OTHER BUSINESS.**

MOTION: To ADD under NEW BUSINESS, PZ-2023-01 Site Plan Modification for KOMA, Thompson Road, to OTHER BUSINESS.

Gobin moved/Leason seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Gowdy/Kowalski/Leason/Thurz
(No one opposed/No Abstentions)**

VIII. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

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Chairman Kowalski noted the Commission has received a Staff Memo from Planning Director Calabrese noting that Jessie Lane has been requested to be accepted as a Town Road by Mark O'Neill. Staff has noted that the Town Engineer has recommended this road acceptance, this Commission needs to send an 8-24 Referral to the Board of Selectmen regarding that recommendation.

MOTION. Refer to the Board of Selectman, Jessie Lane as presented on plans entitled: Improvement Location Plan-Record; prepared for Hamlet Homes, LLC; Jessie Lane East Windsor, Connecticut; prepared by F.A.Hesketh & Associates, Inc. Sheets 1-4, Dated 12/04/2019, Last Revision 05/12/2022; for acceptance as a town road.

Finding the road to be in conformance with Street Design Criteria of Section 6.1 of the East Windsor Subdivision Regulations.

Gobin moved/Leason seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Gowdy/Kowalski/Leason/Thurz
(No one opposed/No Abstentions)**

IX. CONTINUED PUBLIC HEARINGS: None

X. NEW PUBLIC HEARINGS:

A. PZ 2022-28 15 Kreyssig Rd – Special Use Permit for a Dog Daycare/Dog Grooming Service. Applicant: Kimberly Lanz:

Chairman Kowalski read the description of this Public Hearing.
Chairman Kowalski asked who was present to speak on this application.

Kimberly Lanz (15 Kreyssig Road) approached the in-person audience, noting she is the applicant. Ms. Lanz advised the Commission she has a small in-home business. Ms. Lanz noted she took on the care of her elderly parents, as the retirement center they had lived in closed, she purchased 15 Kreyssig Road. Ms. Lanz indicated she worked out of the home for the first year as her parents needed more assistance. Ms. Lanz noted her sister is a dog trainer and has service dogs, she gifted Ms. Lanz a couple of service dogs, which produced a couple of litters of puppies; she began grooming the puppies to be able to work from the home. About a year ago she began having dog socialization on Tuesdays and Thursdays.

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Ms. Lanz reported she applied for a business license with the State in 2020 but was unaware she needed to apply for the business with the Town.

Chairman Kowalski called for questions for the applicant.

Commissioner Gobin suggested it wasn't clear to her, as the Legal Notice said that the business was a dog daycare and dog grooming service, but at another point in Ms. Lanz's application it said dog daycare and dog boarding; Commissioner Gobin questioned what the business entailed?

Ms. Lanz suggested it's kind of evolved into all of that. She suggested the puppies were sold word of mouth, as they don't advertise. Ms. Lanz indicated she does dog grooming 3 days a week, and does the socialization on Tuesdays and Thursdays. Ms. Lanz indicated that during the Summer people dropped off some of the dogs from the litters so she has a few kennels for those dogs. Commissioner Gobin questioned if the dogs Ms. Lanz was grooming are your own dogs, or do you take in dogs? Ms. Lanz indicated she grooms the puppies from her litters, but she also has some dogs with "speciality cases" that are outside of her own puppies. Commissioner Gobin questioned when Ms. Lanz was boarding dogs how many dogs are there? Ms. Lanz indicated she has 9 kennels but they're never filled, she suggested maybe 8 kennels max. Commissioner Gobin questioned how far the play areas are from the neighbors? Ms. Lanz suggested if you're facing her house, the neighbor in back of her is in her back yard, and the entrance **to the kennels is on the** left-hand side. Ms. Lanz indicated she has a walk-out basement, the entrance to her business is from that location. Ms. Lanz indicated she doesn't have any neighbors on the left of her property. Ms. Lanz indicated she has a neighbor on the side and one in the back and one sort of diagonally across the street. Commissioner Gobin requested clarification that Ms. Lanz has been running her business. Ms. Lanz replied affirmatively, reiterating that she applied for a license from the State in 2020. Commissioner Gobin suggested she was trying to ask if the neighbors are complaining about barking? Ms. Lanz noted the receipt of a letter from the Town, she didn't know she needed to be permitted with the Town so she came in to discuss it.

Commissioner Gowdy questioned how far the fenced-in kennel is from the house behind Ms. Lanz? Ms. Lanz assumed about 100 feet. Commissioner Gowdy suggested it's very close to the house behind, and very close to the driveway. As you go up the driveway to 11 Kreyszig

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Road, which is behind you, it parallels the east side of your house and you run your 8 or 9 dogs in there, how far is that fence from the front of the house behind you? Ms. Lanz wasn't sure; Commissioner Gowdy suggested the point he was trying to make is it's very close to the front of the house behind you; it's very close to the driveway going into the garage of the house behind you.

Ms. Lanz reported she originally purchased the property at 11 Kreyssig to build a house, when 15 Kreyssig came along she purchased that instead. Commissioner Gowdy reiterated the closeness of 11 Kreyssig Road to Ms. Lanz's property; he felt barking dogs could be a real problem. Commissioner Gowdy noted if the permit is approved Ms. Lanz would be able to expand the business. Ms. Lanz reported she has no plans for expansion; Commissioner Gowdy suggested the permit, if granted, would allow expansion of the business.

Ms. Lanz noted she has 4 dogs herself, and on Tuesdays and Thursdays for the socialization – that's how dogs communicate. It's from 8:30 in the morning until maybe 2:30 in the afternoon. Ms. Lanz noted she purchased the property to assist her elderly parents; she doesn't plan on living there forever. Commissioner Gowdy suggested the Commissioners access the location of the properties on their I-phones to see the proximity/closeness of the properties.

Commissioner Thurz questioned Staff if anyone had filed a complaint? Planning Director Calabrese replied affirmatively. Ms. Lanz reported she had contacted the owner of 11 Kreyssig Road to explain her circumstances and they appeared to be ok with it.

Chairman Kowalski questioned if 15 Kreyssig was on a septic system; Ms. Lanz replied affirmatively. Chairman Kowalski noted the washing and bathing of the dogs would require a permit for the discharge into the septic system. Ms. Lanz indicated she spoke with the Health Department. She grooms 3 dogs a week, Monday, Wednesday, and Friday. The Health Department said the 3 dogs a week wasn't an issue, it would be if she put in runs and things that required more services.

Commissioner Gobin questioned Planning Director Calabrese if the Commission could consider a condition that limited the number of dogs? Planning Director Calabrese noted that in her draft motion she has limited the business to no more than 8 dogs. Chairman Kowalski questioned if the

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Commission should consider limiting the number for grooming as well? Planning Director Calabrese noted she spoke with Wes Lirot of the Health Department who confirmed he wasn't concerned with the intensity of 3 dogs. Commissioner Gobin questioned if there should be a limit on the number of dog baths, or will the Health District handle that? Ms. Lanz cited she received the same information as she only has the one station.

Commissioner Thurz cited concern for the neighbor hearing the dogs barking all day, he noted some people don't work during the day. Ms. Lanz suggested the dogs are excited when they arrive and bark, when dogs are arriving she keeps the others inside. So the barking is occurring in her basement on the left side of her house away from the neighbor on the right and the neighbor behind her. Commissioner Thurz noted sound travels; he recalled a previous kennel approved on Route 140 where people in Enfield had said they could hear the barking.

Commissioner Gowdy suggested it wasn't Ms. Lanz, the business appears to be almost inconspicuous, but it's what you're applying for.

Chairman Kowalski called for comments from the public.

Brian Vecchiarelli, 11 Kreyssig: Mr. Vecchiarelli reported he's lived there for about a year and a half, and hasn't had any problems to date. If he did, he would knock on her door. Mr. Vecchiarelli noted Ms. Lanz has called him on at least one occasion apologizing. Mr. Vecchiarelli reiterated he has no problems now.

Joel Parkyn, 17 Kreyssig Road: Mr. Parkyn reported he was ok with a handful of dogs when she kept the activity on the left side. Mr. Parkyn noted he's lived on the street 15+ years; there's a Conservation Easement behind him. Mr. Parkyn felt Ms. Lanz minimizes the scope of her business. Mr. Parkyn reported he no longer has any peace. Mr. Parkyn noted Ms. Lanz is a wonderful person and loves her dogs but they bark a lot. Mr. Parkyn suggested the guy at 19 Kreyssig moved in a month ago, his German Shepard isn't trained but he barks a lot, especially when the dog hears Ms. Lanz's dogs. Mr. Parkyn reported he just wants his peace, and he's not getting that. Mr. Parkyn indicated he understands this is a agricultural zone, but he doesn't understand how she can have this business on a residential street. It might be ok if she kept the dogs on the west side of her property.

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Mr. Parkyn questioned if this business affects the groundwater with the dogs doing their business outside.

Mr. Parkyn also noted the Commission was discussing a maximum number of dogs, and it seems like it's more than that already. Ms. Lanz suggested there were more dogs in the Summer because she was boarding some dogs.

Ellington resident, 15 Ridgefield Drive: The resident questioned the difference between the dogs she had overnight, which might have been 8, and the dogs she has on Tuesdays and Thursdays? The resident also noted the dogs walk in a pack on the perimeter of the fence several times a day, and then they go into the basement, and then they go out again; it's not all time.

Ms. Lanz reported she has city water and a septic system. She picks up the waste as they walk, she has a company called Trash & Go that collects the poop once a month.

Commissioner Gobin suggested it appears that the pack walking triggers the barking for the neighbors. She questioned if Ms. Lanz would consider the addition of a condition limiting the number of dogs? Commissioner Gowdy questioned if the Special Use Permit includes setback requirements? Planning Director Calabrese noted there are no setback requirements for fencing, they usually tell people to put it back a couple of feet from the property line. Commissioner Gowdy reiterated he has no problem with Ms. Lanz, who appears to be a wonderful person; his concern is if she sells the property the use goes with the land.

Chairman Kowalski queried the remote audience for comments; no one requested to be acknowledged.

Chairman Kowalski indicated he questioned the location of Ms. Lanz's activity in relation to the neighbors, he indicated he would like to see a Site Plan of the properties discussed. Chairman Kowalski also suggested the Commission may consider limiting the number of dogs. He indicated he would like more information before making a decision; he called for a motion to continue the public hearing.

**MOTION: To CONTINUE PZ-2022-28 15 Kreyssig Road –
Special Use Permit for a Dog Daycare/Dog Grooming**

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Service for Kimberly Lanz until the Commission's next meeting scheduled for February 14, 2023.

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

XI. OLD BUSINESS:

**A. PZ-2022-26 115 Scantic Rd – Special Use Permit for Event Hosting.
Applicant: East Windsor Historical Society:**

Chairman Kowalski read the description of this Item of Business. He noted the Public Hearing has been closed, the Commission cannot take any further comments from the applicant, or the public. Chairman Kowalski indicated the Commission will deliberate amongst themselves regarding the application.

Chairman Kowalski opened discussion, noting that within a lot of the information the Commission received and the testimony they've heard over the last 3 meetings he noticed there were 2 theories of thought – one was the Plan of Conservation and Development (POCD) and one was the regulations.

Chairman Kowalski began with the regulations, noting Chapter 1, Section 100, the last bullet point says the Commission's purpose is to guide the growth of the Town of East Windsor in accordance with the Plan of Conservation and Development (POCD). He noted the POCD is directly mentioned in the regulations that it should be considered.

Chairman Kowalski suggested Chapter 7, Special Use Permits, under which this application is being heard, Chapter 701.1 specifically states Special Permit Findings is in accordance with the POCD – that the proposed use is in general accordance with relevant provisions of the POCD.

Chairman Kowalski suggested he considered what would be relevant provisions. While reading through the POCD he found a common term that was used in 3 places in the POCD was "quality of life". On page 2, for the overall vision for East Windsor's future it states that "Economic

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development must be retained and expanded to support the community with services, jobs, and taxes, while remaining sensitive to the community's environment and quality of life."

Chairman Kowalski suggested page 5 of the POCD says "Our continued strength as a region will depend on our ability to maintain the high quality of life, and the opportunities that many of our citizens now enjoy, while working to extend these opportunities to all current and future residents of our region."

Chairman Kowalski suggested finally, on page 95, Chapter 5, Conclusion it again states that "Economic development must be retained and expanded to support the community with services, jobs, and taxes, while remaining sensitive to the community's environment and quality of life."

Chairman Kowalski suggested the POCD talks a lot about the quality of life, while it's not mentioned at all in the regulations. He noted what is mentioned is health, safety, and welfare. He noted welfare was mentioned 22 times in the regulations.

Chairman Kowalski suggested he then reviewed Section 203 of the Regulations regarding terms and definitions. Chairman Kowalski noted there is no definition of what welfare is. According to the dictionary, "welfare is the good fortune, health, happiness or prosperity of a person, group, or organization's well-being.". Chairman Kowalski suggested that without any definition defined in the regulations he used that definition as to what the Commission should be looking to preserve under welfare.

Chairman Kowalski referenced Section 305.1 which is the Farm Regulations, noting it states "The purpose of this section is to promote the preservation of land and promote agriculture as an important and viable business and lifestyle within the Town of East Windsor while preserving the public health, safety and welfare."

Chairman Kowalski referenced Section 700, regarding Special Use Permits, General Conditions, it says "all Special Permits shall take into consideration the public health, safety, and general welfare."

Chairman Kowalski noted Section 701.7 is titled "Public health, safety, and welfare." The language indicates "...the proposed use shall not have a

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detrimental effect on the public health, safety, and welfare, convenience, and property values.”

Chairman Kowalski noted he reviewed all the Minutes of the previous meetings, and Jay Ussery, speaking for the applicant, mentioned health, safety, and welfare twice, and Attorney Lingenfelter mentioned health, safety, and welfare 3 times but pretty much just in that statement. Chairman Kowalski noted there was testimony given as far as the traffic studies to speak to public safety. Chairman Kowalski also noted the Commission was given handouts regarding property values, but no evidence was given as to how this would preserve welfare.

Regarding the rebutting side, Chairman Kowalski noted the Commission received a petition containing 174 signatures, they received 6 emails, and 25 people spoke in public about how their welfare would be effected. Chairman Kowalski suggested this is where he’s trying to make sure his decision is based on regulations and not on personal opinion, but with health, safety, and welfare mentioned 22 times in the regulations, and specifically in the Farm Regulations, and the Special Use Permits Regulations he doesn’t know if the Commission has heard enough about how the applicant will be preserving welfare with this application.

Chairman Kowalski indicated that was his personal opinion, and he welcomed comments from the other Commissioners.

Commissioner Gobin suggested the struggle for her is harmony with the neighbors. She felt the presentation done by the applicant was really good; they did a lot of work and satisfied her on most issues. Commissioner Gobin noted the one she continues to have problems with is Section 600.2 and the 100 feet between commercial and residential uses, and the language of the regulation that says “...it’s at the discretion of the Commission...” that the buffer can be reduced. And, given that this really isn’t a farm, it’s a subsidiary or another use when we’re talking about an event facility. Commissioner Gobin suggested all of the neighbors don’t see it as being in harmony. Commissioner Gobin indicated she has difficulty voting in favor of reducing the buffer.

Chairman Kowalski asked if any of the other Commissioners wanted to comment?

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Commissioner Gowdy concurred with Commissioner Gobin, his concern is the noise, the buffer, and in the general welfare of the residents. Commissioner Gowdy noted he made a big deal about values of the property, he suggested there's no algorithm on how to do it. He noted he asked himself the question, if he lived there and 50 feet behind him there would be this facility, and he wanted to sell his house, would it be worth more or less? He felt it would be worth less, but that's a public opinion. Commissioner Gowdy suggested when you have the safety, even though the traffic study said it was ok, he has concerns regarding alcohol on that road, and its effect on the neighbors. He also concurred with Commissioner Gobin regarding the 100 foot buffer. Commissioner Gowdy indicated he is not in favor of this going through.

Chairman Kowalski cited his comment on the buffer is there was testimony at the last meeting that hadn't been addressed by the applicant which dealt with the noise from the mechanicals such as air conditioning. He noted the soundproofing they proposed had to do with noise inside the building but there was nothing to mitigate the noise outside the building. He noted that typically when the Commission requires berms and fencing, plantings, and screenings that's a visual buffer, so someone doesn't have to look at something too close to their property but it really doesn't do much about the noise; the distance is what helps with the noise. Chairman Kowalski concurred that the reduction of the buffer probably isn't a good use of the regulation for this application.

Chairman Kowalski asked how the Commission wanted to proceed? He questioned if anyone needed additional information from Staff. He noted a potential motion provided in the Staff memo from Planning Director Calabrese.

Commissioner Gowdy suggested that in terms of evidence submitted regarding the values of the properties he felt the applicant didn't submit any evidence that the properties would not be negatively affected or would be positively affected.

Chairman Kowalski called for additional comments. Commissioner Thurz and Commissioner Leason indicated they were ready to vote. Chairman Kowalski questioned Planning Director Calabrese if any additional information was necessary, or could the Commission consider her draft motion? Planning Director Calabrese suggested the Commission could consider the draft motion as they had support in their findings.

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Chairman Kowalski called for a motion.

MOTION: I make a motion to deny Special Permit #PZ-2022-26 for an event hall as allowed by section 305.7 of the East Windsor Zoning Regulations, finding the proposed reduction of the required 100-foot buffer requirement to the 50-foot buffer, with dense plantings and a fence as proposed, is unlikely to be effective given the proximity to neighboring residences to the barn and the intensity of the proposed use.

Gobin moved/Thurz seconded/DISCUSSION: Commissioner Gobin suggested the East Windsor Historical Society did a good, thorough job with the application, and should be commended for their work. Commissioner Gobin indicated she had issues with harmony for the neighbors and welfare, as well as a buffer that's not adequate.

VOTE: **In Favor:** **Gobin/Gowdy/Kowalski/Leason/Thurz**
 Opposed: **No one**
 Abstained: **No one**

Chairman Kowalski called for a 10 minute recess.

MOTION: **To take a 10 minute break at 7:32 p.m.**

Gowdy moved/Leason seconded/DISCUSSION: None

VOTE: **In Favor:** **Gobin/Gowdy/Kowalski/Leason/Thurz**
 Opposed: **No one**
 Abstained: **No one**

Chairman Kowalski RECONVENED the Planning and Zoning Commission Meeting at 7:41 p.m.

XII. NEW BUSINESS:

A. PZ-2023-01 124 Newberry Rd – Site Plan Modification. Application Withdrawn.

Chairman Kowalski noted this application, for COTA Construction, has been withdrawn.

XIII. OTHER BUSINESS:

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A. Koma – Site Plan:

Chairman Kowalski noted the description of this Added Agenda Item **PZ-2023-3 Thompson Road, KOMA**, Site Plan Modification . Joining the Commission remotely to discuss this Site Plan Modification was Suzanne Choate, who introduced herself as a Professional Engineer with Design Professionals, located in South Windsor, CT.

Ms. Choate referenced a Site Plan, noting ledge was found under the surface of the parcel, which now requires slight modifications to the proposed Site Plan. Ms. Choate referenced a new Site Plan submitted recently which reflects the approved site plan modification as noted by the red lines, and the new modifications, reflected by the black lines.

Ms. Choate indicated they need to stretch out the parking area to raise the grade. Ms. Choate indicated they are also now changing the detention basin to an above ground basin located to the southwest. They have also changed the landscaping berm slightly by rearranging some of the trees. The gravel outdoor storage area moves to the rear of the property and the parking area moves slightly to the rear as well. The lighting plan has changed slightly in orientation. Ms. Choate indicated they are not making any changes to the building, or the proposed addition.

Ms. Choate suggested they are asking this evening for a Staff approval, or if the Commission prefers the submission of an application.

Planning Director Calabrese noted the Site Plan was received as an application, but given the timeframe to the Commission's next meeting and the review of the drainage report by the Town Engineer she felt the Commission could grant an administrative approval. Ms. Choate noted the Town Engineer had requested additional information, but has not yet responded back. Planning Director Calabrese noted the Town Engineer is reviewing their revised stormwater plan.

Chairman Kowalski noted the Commission usually relies on the Town Engineer's review; the consensus of the Commission concurred.

Motion to allow the site plan modification application for 20 Thompson Road, KOMA to be administratively handled by the Zoning Enforcement Official and Town Engineer per section 900.3 j.

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Site Plan Application, finding that the proposed changes to the stormwater drainage and parking are minor in nature.

Gobin moved/Leason seconded/DISCUSSION: None

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

XIV. CORRESPONDENCE:

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter:

The Commission requested that Staff provide this newsletter via e-mail.

XV. BUSINESS MEETING

Chairman Kowalski asked if the Commissioners had anything to discuss?

Commissioner Gobin suggested she would like the Commission to consider at a future meeting discussion Section 305.7 – other related uses in the Agricultural Regulations under Special Use Permits. Noting what everyone has been through

recently with the discussion on event hosting, she noted other related uses include retail sales of propane, smokehouses and slaughter houses, sawmills utilizing timber from offsite, wineries and breweries with an adequate setback. Given the 100 foot property distance the Commission encountered Commissioner Gobin noted she isn't comfortable with the uses listed in that section and how we protect the neighbors. Commissioner Gobin also questioned if a 100 foot buffer was appropriate for event hosting for a large scale event, she felt the related uses merit being revisited by the Commission.

The Consensus of the Commission concurred with Commissioner Gobin.

Chairman Kowalski requested Staff add discussion of Section 305.7 Farm Regulations to a future meeting agenda.

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:51 p.m.

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Meeting ID: 714 897 1799
MEETING MINUTES**

16

Gowdy moved/Leason seconded/DISCUSSION: None

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission