

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

**REGULAR Meeting #1815
November 23, 2021
In-person meeting**

AND

**Meeting also held via ZOOM Teleconference
Meeting ID: 714 897 1799**

REVISED SCHEDULE OF MOTIONS

**(See Page 2 and 3, VIII. PERFORMANCE BONDS – ACTIONS;
PERMIT EXTENSIONS, ROAD ACCEPTANCE/**

**A. Motion to Approve Termination of Special Use Permit Renewal
(Revision highlighted in yellow and underlined)**

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Gobin participated in the Meeting remotely. She called Regular Meeting #1815 of the East Windsor Planning and Zoning Commission dated November 23, 2021 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 (Chairman), Frank Gowdy, Michael Kowalski (Vice Chairman), Joseph Sauerhoefer, and Jim Thurz (Secretary).

Alternate Members: David Leason. There are presently two vacancies for Alternate members..

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

Also present was Director of Planning and Development/Town Planner Ruth Calarese, and Planning Consultant Michael D'Amato.

GUESTS/SPEAKERS present in person: Director of Planning and Development/Town Planner Calabrese hosted the meeting; Planning Consultant D'Amato assisted in the presentations. Also present were: Jay Ussery, of J. R. Russo & Associates, representing Wharton Equity Partners.

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Public signed in remotely (as identified in the Meeting participation list):

Anne Gobin, Chairman/Planning and Zoning Commission; 2 individual representing Wharton Equity Partners regarding building renovations (names to be provided during transcription).; Recording Secretary Peg Hoffman.

II. ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members, and one Alternate Member, were present at the Call to Order. Chairman Gobin noted all Regular Members will participate in discussion and votes this evening; the Alternate Member can participate in discussion but will not cast any votes this evening.

III. ADDED AGENDA ITEMS:

MOTION: To ADD Discussion of the Planning and Zoning Commission's Budget to the Agenda under NEW BUSINESS.

Kowalski moved/Gowdy seconded/DISCUSSION: None.

**VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)**

VI. APPROVAL OF MINUTES:

A. November 9, 2021:

MOTION: To ACCEPT the Minutes of Regular Meeting #1814 dated November 8, 2021 as presented.

Kowalski moved/Gowdy seconded/DISCUSSION: None.

**VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)**

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

A. Motion to Approve Termination of Special Use Permit Renewal:

MOTION: It is hereby moved that the Planning and Zoning Commission of the Town of East Windsor to acknowledge the termination of the Special Use Permit Renewal Approval issued **to Apothecaries Hall Enterprises, LLC to conduct sand and gravel operations on property owned by Apothecaries Hall Enterprises, LLC and the East Windsor Sportsman Club, Inc.** on January 28, 2020 and recorded in Volume 422, Page 1024 of the Town of East Windsor's Land Records.
Finding: The permit Special Use Permit expired on November 28, 2020 and was not renewed

Kowalski moved/Gowdy seconded/**DISCUSSION:** None.
VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)

XII. NEW BUSINESS:

A. 18 Craftsman Road – Site Plan Modification:

MOTION TO APPROVE:

Application #PZ-2021-27: 18 Craftsman Road- Site Plan Modification -Wharton
Equity Partners

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

Wharton Equity Partners – Loading Dock Expansion – 18 Craftsman Road, East Windsor, Connecticut Map 093 Block 19 Lot 012-04; Zone: M-1; Sheets 1 – 4; dated 11-1-2021 prepared by JR Russo & Associates

Conditions which must be met prior to submittal of final plans:

1. A copy of this approval motion has been incorporated into the plan.
2. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
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.

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4. The One set of final plans, with all necessary revisions, shall be provided to the Planning and Development Office.
5. A single, PDF copy of the final plans, with all necessary revisions shall be provided to the Planning and Development Office.
6. Conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.

Conditions which must be met prior commencing phases II and III:

7. Final grading, stabilization and seeding shall be in place or adequate bond filed with the Town for the unfinished work.
8. A landscape establishment bond may be required by staff ensure the proposed landscape plans are adequately established, to ensure the proposed landscape plans are adequately established, prior to the issuance of a certificate of zoning compliance.
9. A preconstruction meeting shall be held with staff prior to commencing each phase as depicted in the approved plan.

General Conditions:

10. All conditions previously approved on January 10, 2012, under SPR-18 Craftsman Rd-Lighting Plan are hereby incorporated into this approval and shall remain in effect.
11. 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.
12. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
13. Additional erosion control measures may be required by Town staff if field conditions necessitate.
14. 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.
15. The approval granted by the East Windsor Inland Wetland and Watercourses Agency is hereby incorporated into this approval. Any deviations from plans approved by the IWWA shall be subject to the requirements of the Inland Wetlands and Watercourses Agency Regulations.
16. Upon completion of site work, 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.
17. A separate zoning permit will be required for site signage.

ADDITIONAL CONDITION:

18. Not more than 162,000SF of the building shall be occupied until additional parking spaces have been striped per the approved plan

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Kowalski moved/Gowdy seconded/**DISCUSSION:** None.
VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)

XIII. OTHER BUSINESS:

A. Revised 2022 Meeting Dates:

MOTION: To ACCEPT the Revised 2022 Calendar for the
Planning and Zoning Commission Meeting Dates.

Kowalski moved/Gowdy seconded/**DISCUSSION:** None.
VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:43 p.m.

Gowdy moved/Kowalski seconded/**DISCUSSION:** None.
VOTE by show of hands: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No Abstentions)

Respectfully submitted,

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