

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

REGULAR Meeting #1828

June 14, 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*

SCHEDULE OF MOTIONS

I. TIME AND PLACE OF MEETING:

Chairman Gobin called Regular Meeting #1828 of the East Windsor Planning and Zoning Commission dated June 14, 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., 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: Regular Member Joseph Sauerhoefer was unable to attend this meeting.

GUESTS/SPEAKERS present in-person: Director of Planning and Development/Town Planner Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato, Jay Ussery, of J. R. Russo & Associates, LLC, and Attorney Thomas Fahey.

GUESTS/SPEAKERS present remotely identified as they sign in: Jason Quimet, of the Beta Group, Josh Sullivan, of the Beta Group; Don's I-Phone; Peg (Margaret) Hoffman, Recording Secretary.

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II. ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members and Alternate Member Leason were present at the Call to Order. Chairman Gobin requested Alternate Member Leason to join the Board regarding discussion and action on all Items of Business this evening as well. Regular Member Sauerhoefer was unable to join the Commission this evening.

VI. APPROVAL OF MINUTES:

a. May 10, 2022 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1826 dated May 10, 2022 as presented.

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

b. May 24, 2022 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1827 dated May 24, 2022 as presented.

Thurz moved/Gowdy seconded/DISCUSSION: None.

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

XI. OLD BUSINESS:

XII a. PZ-2022-07 – 10 Prospect Hill Terrace – Site Plan Review – Change of Use from Burlington Coat Factory (Retail) to a True Storage Facility (Warehouse/Storage). Applicant Josh Sullivan:

MOTION TO APPROVE:

Application #PZ 2022-07: Change of Use/Site Plan Modification – 10 Prospect Hill Terrace, this approval is granted subject to the

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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: True Storage East Windsor, CT 10 Prospect Hill Road East Windsor, CT 06016 prepared by True Storage (Architectural); BETA (Civil) Issue Date 5/09/2022 Sheets 1-.

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, with all necessary revisions shall be provided to the Planning & Development Office.

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

6. 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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7. In accordance with Section 602 of the Zoning Regulations, a zoning permit will be required for site signage.
8. 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.
9. 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.
10. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
11. Additional erosion control measures may be required by Town staff if field conditions necessitate.
12. 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.

ADDITIONAL CONDITION:

13. **The applicant must satisfy the requirements of the Fire Marshal prior to occupancy of the building.**

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

XIII. NEW BUSINESS:

- 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**

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**new loading dock will be located on the south side of the addition.
Additional car parking and an outdoor gravel storage area also
proposed. Applicant” William Meo:**

**MOTION: To TABLE the application PZ 2022-08 for 20
Thompson Road for Site Plan Modification until the
Commission’s July 26th meeting.**

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:13 p.m.

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