

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

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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

SCHEDULE OF MOTIONS

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 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

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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.

II. 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.

III. 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.
- 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)

VI. APPROVAL OF MINUTES:

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

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

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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.

Kowalski moved/Leason seconded/DISCUSSION: None.
VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/

(No one opposed/Gowdy abstained)

X. NEW PUBLIC HEARINGS:

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

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:**

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:**

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, 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.

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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:

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.

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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.

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