

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

REGULAR Meeting #1833

August 23, 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 the Planning and Zoning Commission Regular Meeting #1833 to Order at 6:30 p.m. Chairman Gobin noted this is Tuesday, August 23, 2022. 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), Michael Kowalski (Vice Chairman), David Leason, Joseph Sauerhoefer, and Jim Thurz (Secretary).

Alternate Members: Frank Gowdy. 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/Town Planner Calabrese hosted the meeting. Also present in-person were Planning Consultant Michael D'Amato, Deputy First Selectman DeSousa; Danica Smith; Marek Kement; Stanley Kement, Jr.; David Palmer; T. J. Barresi, representing Carl Crane; Carl Crane.

GUESTS/SPEAKERS present remotely identified as they sign in: Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; Paul J. Benson; Peg (Margaret) Hoffman, Recording Secretary.

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II. ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members and one Alternate Member were present at the Call to Order.

III. ADDED AGENDA ITEMS:

Planning Director Calabrese noted the recent receipt of a new application, **PZ-2022-22 for the East Windsor Historical Society**. Chairman Gobin indicated she'll acknowledge this application under **NEW APPLICATIONS TO BE RECEIVED.**

Chairman Gobin also noted receipt of a memo from the Selectmen's Office regarding the Commission's request for any items under the Capital Improvement projects. Commissioner Kowalski suggested adding discussion under **CORRESPONDENCE** later in the meeting.

VI. APPROVAL OF MINUTES:

a. August 9, 2022 - Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Special Meeting #1832 dated August 9, 2022, held at Park Hill with the following amendments:
Page 1, Lines 30 and 31, PRESENT: Regular Members: Anne Gobin (Chairman), Michael Kowalski (Vice Chairman), David Leason, Joseph Sauerhoefer, and Jim Thurz (Secretary).

Kowalski moved/Leason seconded/DISCUSSION: Chairman Gobin cited the misidentification of Karen Loubier and Herb Holden.

Commissioner Kowalski **AMENDED** his motion, Commissioner Leason **AMENDED** his second.

AMENDED MOTION:

To APPROVE the Minutes of Special Meeting #1832 dated August 9, 2022, held at Park Hill with the following amendments:
Page 1, Lines 30 and 31, PRESENT: Regular Members: Anne Gobin (Chairman), Michael Kowalski (Vice Chairman), David Leason, Joseph Sauerhoefer, and Jim Thurz (Secretary).

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Page 11, Lines 435 to 440, ~~Herb Holden~~ **Karen Loubier**, 34
Windsorville Road: ~~Mr. Holden~~ **Ms. Loubier** questioned the RV
storage. **He She** suggested that in Maine and Massachusetts it's allowable
for someone to live in an RV for a short time, **he she** questioned how you
differentiate between recreational RV storage or if someone is using the
RV for a short time? Discussion followed regarding the enforcement
process and response to complaints brought to the Planning Office.

Kowalski moved/Leason seconded/**DISCUSSION:** Nothing further
VOTE: In Favor: **Gobin/Kowalski/Leason/
Sauerhoefer/Thurz**
(No one opposed/No abstentions)

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

No requests presented under this Item of Business this evening.

IX. CONTINUED PUBLIC HEARINGS:

- a. **PZ-2022-19 297 North Rd – Special Use Permit Renewal for Soil
Management Facility – Applicant: North Road Materials, LLC:**

MOTION: To CONTINUE THE PUBLIC HEARING for PZ-2022-
19 297 North Rd – Special Use Permit Renewal for Soil
Management Facility – Applicant: North Road
Materials, LLC until the Commission's next regularly
scheduled meeting on September 13, 2022.

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

X. NEW PUBLIC HEARINGS:

- a. **PA-2022-17 – 148 North Rd Unit #3 – Special Use Permit for a Drug
Testing Laboratory. Applicant: Stephen Henry.**

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MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-17, 148 North Rd Unit #3 – Special Use Permit for a Drug Testing Laboratory. Applicant: Stephen Henry.

Kowalski moved/Leason seconded/DISCUSSION: None

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

MOTION: To APPROVE application PZ-2022-17, 148 North Rd Unit #3 – Special Use Permit for a Drug Testing Laboratory. Applicant: Stephen Henry with Findings 1 through 3, and Condition 1 in a memo from Planning Director Calabrese dated July 19, 2022.

Kowalski moved/Leason seconded/DISCUSSION: None

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

(Staff motion):

Motion to Approve Application #PZ 2022-12 for Special Use Permit Application to open a drug testing laboratory at 148 North Road, Unit 3 (Map 124, Block 24, Lot 011A) Zone B-3.

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 allows medical and dental laboratories.
3. The proposed use is in harmony with adjacent uses.

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Conditions:

1. A copy of the Certificate of Action shall be filed on the Land Records prior to the commencement of the drug testing laboratory services on the property

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:36 p.m.

Leason moved/Kowalski seconded/DISCUSSION: None

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

Respectfully submitted,

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