

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

1

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

REGULAR Meeting #1834

September 13, 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 #1834 of the East Windsor Planning and Zoning Commission dated September 13, 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 teleconference as well.

PRESENT: Regular Members: Anne Gobin (Chairman), Michael Kowalski (Vice Chairman), David Leason, Joseph Sauerhoefer, Jim Thurz (Secretary),

ALTERNATE MEMBER: Frank Gowdy

ABSENT: No none; all Regular and Alternate Members are present.

GUESTS/SPEAKERS present in-person: Director of Planning and Development Calabrese hosted the meeting. Also present in person were: James Stanton 225 South Main St., East Windsor, CT 06088 of the East Windsor Investors, LLC; Jay Ussery of the J.R. Russo & Associates, LLC representing Paul Guarino, P.O. Box 330 Broad Brook, CT 06016; John Grigada 84 Old

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

2

Ellington Road, Broad Brook, CT 06016; Marek Kement representing
North Road Materials, LLC, 297 North Road, East Windsor, CT

GUESTS/SPEAKERS present remotely identified as they sign in: Beth Fitzsimmons

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.

III. ADDED AGENDA ITEMS:

Chairman Gobin reported the Commission has received one additional application which will be received under **RECEIPT OF NEW APPLICATIONS** as **PZ 2022-23 – 14 North Rd, Site Plan Modification. Applicant: Dan's Auto Service Center**

Chairman Gobin acknowledged this application as received and added it on to the record.

VI. APPROVAL OF MINUTES:

a. August 23, 2022 – Regular Meeting of PZC:

MOTION: To APPROVE the Regular Meeting Minutes of Meeting #1833 dated August 23, 2022.

Kowalski moved/Leason seconded/*DISCUSSION*: None.

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/

(No one opposed/Gowdy abstained)

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- 197 North Rd- Special Use Permit Renewal for Soil Management Facility. Applicant: North Road Materials LLC**

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

3

MOTION: To CONTINUE the PZ-2022-19 297 North Rd – Special Use Permit Renewal for Soil Management Facility. Applicant: North Road Materials LLC at the next meeting.

Kowalski moved/THURZ seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

UNANIMOUS (No one opposed/No Abstentions)

X. NEW PUBLIC HEARINGS:

- a) **PZ-2022-20—225 South Main St- Zone Change from B2 to M1. Applicant: James Stanton:**

MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-20—225 South Main St- Zone Change from B2 to M1. Applicant: James Stanton.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

UNANIMOUS (No one opposed/No Abstentions)

MOTION: To APPROVE the PZ-2022-20—225 South Main St- Zone Change from B2 to M1. Applicant: James Stanton.

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 zone change agrees with the East Windsor Plan of Conservation & Development.

Kowalski moved/THURZ seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

UNANIMOUS (No one opposed/No Abstentions)

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

4

- b. **PZ-2022-21-28 Rye St- Special /use Permit for a Residential Duplex.**
Applicant: Paul Guarino:

MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-21-28 Rye St- Special /use Permit for a Residential Duplex. Applicant: Paul Guarino.

Kowalski moved/Leason seconded/*DISCUSSION*: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

UNANIMOUS (No one opposed/No Abstentions)

MOTION: To APPROVE the PZ-2022-21: 28 Rye Street (Map 077, Block 40, Lot 001 & 001-1) requesting a SUP with Site Plan for construction of a Residential Duplex (R-1) Applicant: Guarino Homes/Owner Windsor Locks Group, LLC.

See Staff approval motion below:

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 findings and conditions.

Plans incorporated by reference:

- Plot Plan-prepared for Paul Garino 28 Rye Street, East Windsor, Connecticut; Map 077, Block 40, Lot 001-1; sheets 1-2; Zone R-2; dated: 8-8-22
- New Construction (unfinished basement); prepared by Drummond House Plans Sheets 1-7; Dated: May 29, 2018
- 1 Lot Re-subdivision – Rye Street & Old Ellington Road East Windsor, CT Owner/Applicant Christopher Donahue, 26 Rye Street Broad Brook, CT; Prepared by JR Russo & Associates, LLC; sheets 1-3 Last Revised: 1-26-2021

Finding:

1.The proposed use is in compliance with the standards set forth by Section 701 of the East Windsor Zoning Regulations.

Conditions which must be met prior to signing mylars:

1. A copy of this approval motion has been incorporated into the plans

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

5

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.

Conditions which must be met prior to the issuance of any permits:

4. A single, PDF copy of the final plans, with all necessary revisions shall be provided to the Planning and Development Office.

5. A zoning permit has been obtained from the Planning and Development Office for the project.

6. An Erosion Control Bond has been provided, such estimate shall be reviewed and approved by the Town Engineer.

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

7. Final grading, stabilization and seeding shall be in place or adequate bond filed with the Town for the unfinished work.

8. 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:

9. 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.

10. 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.

11. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1834 – September 13, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

6

12. Additional erosion control measures may be required by Town staff if field conditions necessitate.

Kowalski moved/Leason seconded/DISCUSSION: None

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

- c. **PZ-2022-22 – 115 Scantic Road – Special Use Permit for Event Hosting.**
Applicant: East Windsor Historical Society, Inc. (Submitted a request to be
tabled until the October 11, 2022 meeting):

MOTION: To Table the Public Hearing for PZ-2022-22 – 115 Scantic
Road – Special Use Permit for Event Hosting. Applicant: East
Windsor Historical Society, Inc.

Kowalski moved/Leason seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Gowdy

(No one opposed/No Abstentions)

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:26 p.m.

Thurz moved/Leason seconded/VOTE: In Favor: Unanimous

Respectfully submitted,
Sabo Maniscalco, Recording Secretary, East Windsor Planning and Zoning Commission