

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

**REGULAR Meeting #1817
December 28, 2021
In-person meeting**

AND

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

SCHEDULE OF MOTIONS

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Gobin called Regular Meeting #1817 of the East Windsor Planning and Zoning Commission dated Decmbe 28, 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 present.

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

GUESTS/SPEAKERS present in person: Robert M. Marshall, Jay Ussery, of
J. R. Russo & Associates.

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

Selectman Nordell, Selectman Muska, Selectman/Board of Selectman Liaison to the Planning and Zoning Commission Baker (signed in remotely at 7:21 p.m.), and Recording Secretary Peg Hoffman.

II. ESTABLISHMENT OF QUORUM:

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A quorum was established as five Regular Members were present in person at the Call to Order.

VI. APPROVAL OF MINUTES:

A. December 14, 2021:

MOTION: To APPROVE the Minutes of Regular Meeting #1816 dated December 14, 2021, as amended:
Page 6, Line 256, “ Attorney Glissman noted he’s been practicing ~~in the cannabis base~~ **IN CANNABIS CASES** for the past seven or eight years,...”
Page 12, Line 500, “Commissioner Gowdy noted that there is a lot of ~~edbs~~ **EDBs** in East Windsor.”

Kowalski moved/Gowdy seconded/DISCUSSION: None.

VOTE: In Favor: Gobin/Gowdy/Kowalski/Sauerhoefer/
Opposed: No one
Abstained: Thurz (absent)

IX. CONTINUED PUBLIC HEARINGS:

A. Applicant Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) “Cannabis Establishments” to enact Zoning Regulations to establish requirement for the responsible and equitable regulations of Adult Use Cannabis per Public Act 21-1. (Tabled for CRCOG comments on revisions):

MOTION: To CONTINUE the Public Hearing on Applicant Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) “Cannabis Establishments” to enact Zoning Regulations to establish requirement for the responsible and equitable regulations of Adult Use Cannabis per Public Act 21-1 *continued to the Commission’s next regularly scheduled meeting on January 11, 2022 at 6:30 p.m. via ZOOM*)

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

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(No one opposed/No abstentions)

X. NEW PUBLIC HEARINGS:

A. 148 North Rd #1 – Naturally Dog & Cat LLC Application PZ-2021-29:

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2021-29 for Special Use Permit for Naturally Dog & Cat LLC, 148 North Road, Rear, Unit #1, for a retail pet supply store and self-service dog wash station. (Map 124, Block 24, Lot 011A), Zone B-3.

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

Motion to Approve:

Application #PZ 2021-29 for Special Use Permit Application for a retail pet supply store and self-service dog wash station to be located at 148 North Road, Rear, Unit 1 (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 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 1 is within the B3 zone which allows for Retail and 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 business on the property.

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:22 p.m.

Gowdy moved/Kowalski seconded/VOTE: In Favor: Unanimous

Respectfully submitted,

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