

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

**REGULAR Meeting #1838
November 8, 2022
6:30 p.m.
Scout Hall
28 Abbe Road, East Windsor, CT. 06088
(In-person)**

AND

*via ZOOM Teleconference
Meeting ID: 714 897 1799*

SCHEDULE OF MOTIONS

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Kowalski called Regular Meeting #1838 of the East Windsor Planning and Zoning Commission dated November 8, 2022 to Order at 6:30 p.m. Due to use of the Town Hall for the current elections the Meeting is being held in-person at Scout Hall, 28 Abbe Road, East Windsor, CT., 06088, and via telconference as well.

PRESENT: **Regular Members:** Anne Gobin, Michael Kowalski (Chairman), David Leason (Secretary), and Jim Thurz (Vice Chairman).

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 (who also signed in remotely). Jay Ussery, of J. R. Russo & Associates, LLC; Marek Kement, Stanley (Skip) Kement, Attorney Peter Sterling, Scott Atkins, **Director of Public Works/Town Engineer** Len Norton.

GUESTS/SPEAKERS present remotely identified as they sign in:
gasturbinedave (PCZ Commissioner David Leason), Mike Ceppetelli, iphone, Lynn Stanley (Rand), Planning Consultant

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PLANNING AND ZONING COMMISSION
Regular Meeting #1838 – November 8, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

2

Mike D'Amato, Keith Yagaloff, Peg (Margaret) Hoffman,
Recording Secretary.

II. ESTABLISH QUORUM:

A quorum was established as four Regular Members and one Alternate Member were present at the Call to Order. Chairman Kowalski noted all members will participate in discussion and votes this evening.

VI. APPROVAL OF MINUTES:

A. October 25, 2022 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1837 held on October 25, 2022 as presented in the Commission's meeting packet.

Gobin moved/Thurz seconded/DISCUSSION: None.

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

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

A. Road Acceptance – Farms Road:

Motion to Approve:

Farms Road Acceptance as presented on as-built plans entitled: As-Built Plans Farms Road Prepared for Town of East Windsor Public Works 6 Woolam Road, East Windsor, Connecticut; prepared by J. R. Russo & Associates, LLC sheets 1-2; dated 10-20-22.

Finding the road to be in conformance with Street Design Criteria of Section 6.1 of the East Windsor Subdivision Regulations.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

IX. CONTINUED PUBLIC HEARINGS:

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1838 – November 8, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

3

A. PZ-20220-19 – 297 North Rd – Special Use Permit Renewal for Soil Management Facility. Applicant: North Road Materials LLC.:

MOTION: To RECESS the Public Hearing on application #PZ-2022-19 at 7:15 p.m.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

Chairman Kowalski RECONVENED the Public Hearing on Application #PZ-2022-19 at 7:19 p.m.

MOTION: To CLOSE THE PUBLIC HEARING on Application #PZ-2022-19 - for 297 North Road for a Special Use Permit Renewal for a Soil Management Facility – Applicant: North Road Materials LLC.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

MOTION: To ACCEPT THE WITHDRAWAL of application PZ-2022-19 - - for 297 North Road for a Special Use Permit Renewal for a Soil Management Facility – Applicant: North Road Materials LLC.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

X. NEW PUBLIC HEARINGS:

A. PZ-2022-24 – 100 Wapping Rd – Special Use Permit for Site Plan Review for the construction and future use of a farm workers housing building. Applicant: Dana Groszyk:

MOTION: To CONTINUE the Public Hearing on application PZ-2022-24- 100 Wapping Rd – Special Use Permit for Site

Plan Review for the construction and future use of a farm workers housing building. Applicant: Dana Groszyk, Public Hearing is CONTINUED to the Commission's next meeting scheduled for November 24, 2022.

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

XII. NEW BUSINESS:

- A. **PZ-2022-25 – Abbe Rd – Town of East Windsor (Community Center) – for a Site Plan Modification for a Construction of a building addition for renovation to the Senior Center/Community Building:**

Motion to Approve:

Application #PZ 2022-25: 28 Abbe Rd. Town of East Windsor Community Center. Site Plan Modification for construction of a building addition. Applicant/Owner: Town of East Windsor.

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. East Windsor Community Center. 28 Abbe Rd, East Windsor CT. Prepared for: Town of East Windsor Public Works by J. R. Russo & Associates, LLC. Sheets 1-4, dated 10/03/22.

Conditions which must be met prior to signing of final plans:

1. A paper copy of the final approved plans with all necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. 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.

3. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.

4. The plans shall be revised to include the following:

- a. A copy of this approval.**
- b. A copy of the Inland Wetlands & Watercourses approval**
- c. The proposed locations for the pumpstation and building generators shall be added to the site plan.**

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

5. One set of final mylars, with all necessary revisions shall be provided to the Planning and Development Office.

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

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

7. Final grading, stabilization and seeding shall be in place or appropriate E&S controls installed.

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. This project shall be constructed and maintained in accordance with the final plans and this approval. Minor modifications 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.

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Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

6

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.

Gobin moved/Gowdy seconded/DISCUSSION: Commissioner Gobin referred to earlier public comment made by Rand Stanley that a vote on this application was inappropriate because it's being made prior to approval of the referendum question, she wanted to go on record that she felt the vote shows the Commission is being pro-active regarding the project.

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:41 p.m.

Gowdy moved/Gobin 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