

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

REGULAR Meeting #1839

November 22, 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 Kowalski called November 22, 2022 Regular Meeting #1839 of the East Windsor Planning and Zoning Commission 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 telconference as well..

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

Alternate Members: None.

ABSENT: Alternate Member Gowdy was unable to join the Commission this evening.

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, Dana Groszyk; Andre Groszyk, Arthur P. Christian, II, P. E., representing Groszyk Farms; Debbie Hutchinson, Vice Consul for the Government of Jamaica; Steve Jarmoc, of Jarmoc Farms; Frank Giordano, Mr. Barken, Jay Ussery of J. R. Russo & Associates representing Frank Giordano; Eric Spungen; First Selectman Bowsza, Deputy First Selectman DeSousa; Selectman Baker.

GUESTS/SPEAKERS present remotely identified as they sign in: **Chris;** Joanie Mirabelli, Peg (Margaret) Hoffman, Recording Secretary.

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II. ESTABLISH QUORUM:

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

III. ADDED AGENDA ITEMS:

Staff requested the addition of the following items to tonight's Agenda:
Under **RECEIPT OF APPLICATIONS: PZ-2022-26** and **PZ-2022-27;**
Under **CORRESPONDENCE: DOT Correspondence:**
under **OTHER BUSINESS:** Informal Discussion

MOTION: To ACCEPT the ADDED AGENDA ITEMS.

Gobin moved/Thurz seconded/DISCUSSION: None

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

Chairman Kowalski initiated discussion with Planning Director Calabrese regarding the current application process.

Planning Director Calabrese advised the Commission of the new application submitted this evening for a Special Use Permit for Event Hosting at the East Windsor Historical Society, which is accompanied by a Site Plan Application under Section 900.2a. Planning Director Calabrese noted the administrative timeframes for receipt and approval of the Special Use Permit and Site Plan don't align; the Site Plan would time out before the Special Use Permit. Planning Director Calabrese suggested review of the regulations lead Staff to believe there may be a "typo" in the regulations, as the Commission is unable to approve a Site Plan Application for something that requires a Special Use Permit prior to the Special Use approval. Regarding the **Historical Society**, Planning Director Calabrese suggested the Commission needs to waive the Site Plan Application when holding the Public Hearing.

Planning Director Calabrese cited Application **#PZ-2022-24 for 100 Wapping Road** is in the same situation. During the Public Hearing the Commission will need to waive the Site Plan Application.

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Commissioner Gobin suggested since we know that isn't correct are we creating a new process now, and will that be transparent enough for the public Chairman Kowalski suggested the Commission will now be combining a Site Plan Application with a Special Use Permit Application and reviewing them together. Chairman Kowalski questioned if the long-term fix is a revision of the Zoning Regulations; Planning Director Calabrese concurred.

VI. APPROVAL OF MINUTES:

A. November 8, 2022 – Regular Meeting of PZC:

Chairman Kowalski noted the availability of the Commission's Meeting Minutes for Regular Meeting #1838, he called for comments or corrections. Commissioner Gobin noted confusing identification under **GUESTS/SPEAKERS present remotely** on page 1 and 2, she noted the participants include "Planning Consultant Keith Yagaloff"; Commissioner Gobin suggested Michael D'Amato's name should follow "Planning Consultant". Chairman Kowalski called for a motion amending the Minutes.

MOTION: To APPROVE the Minutes of Regular Meeting #1838 held November 8, 2022, as presented, but with the following edit on Page 1, after "Planning Consultant" Michael D'Amato's name should be included."

Planning Director Calabrese noted that the phrase "Planning Consultant" could be stricken, as Planning Consultant D'Amato was moved from being remote to in-person, so he is listed as being present.

Commissioner Gobin REVISED her motion

AMENDED MOTION:

To APPROVE the Minutes of Regular Meeting #1838 held November 8, 2022, as presented, but with the following edit on to the last two words on the end of page 1, strike "Planning Consultant".

Gobin moved/Leason seconded/DISCUSSION: Nothing further

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

VII. RECEIPT OF APPLICATIONS:

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Chairman Kowalski acknowledged receipt of the following applications added to the agenda this evening:

PZ-2022-26 – for a Special Use Permit at **115 Scantic Road, East Windsor Historical Society**, for Event Hosting (per Section 305.7.b(5) of the East Windsor Zoning Regulations,

and **PZ-2022-27** for a Site Plan Application for **115 Scantic Road** for an Event Hosting facility.

Planning Director Calabrese suggested the Commission waive the requirement for the Site Plan Application, Chairman Kowalski called for a motion to waive the Site Plan Application requirement.

MOTION: For Applications PZ-2022-26 and PZ-2022-27 that we WAIVE the Site Plan Application and handle that review concurrently so the Site Plan will still be reviewed in accordance with the Regulations, but the Application itself would be waived.

Gobin moved/Leason seconded/**DISCUSSION:** None

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

IX. CONTINUED PUBLIC HEARINGS:

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

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2022-24.

Gobin moved/Leason seconded/**DISCUSSION:** Nothing further

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

Chairman Kowalski referenced the Staff memo from Planning Director Calabrese. Planning Director Calabrese suggested the Commission consider waiving the Site Plan Application for this application. Chairman Kowalski called for a separate motion waiving the Site Plan Application for 100 Wapping Road.

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MOTION: In accordance with our new procedure where there is both a Special Use Permit and a Site Plan Application the Commission shall WAIVE the Site Plan Application for PZ-2022-24 as that review has been incorporated into the Special Use Permit review.

Gobin moved/Leason seconded/DISCUSSION: None

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

MOTION TO APPROVE: #PZ 2022-24_Special Use Permit and Site plan for the construction of a 5,000 SF building for farm worker housing located at 100 Wapping Road, East Windsor, CT; MBL 27-64-33; applicant/owner: Dana Groszyk
Finding the proposed use is in compliance with the standards set forth by Section 701 of the East Windsor Zoning Regulations.

This approval is granted subject to the conformance with the plan set entitled:

1. Improvement Location Survey prepared for Dana C. Groszyk 100 Wapping Road East Windsor, Connecticut Map:27; block 65; Lot: 33; Zone: A-1; prepared by: Arthur P. Christian II, P.E. and Gary B. LeClair, LLC; Sheets 1-3 dated 4-27-22 last revised 11-04-22.
2. Architectural Plans entitled: Groszyk Farms Wapping Road Broad Brook, CT 06106 prepared by Dibattisto Associates, LLC Sheets A1.0, A4.0, and A4.1; dated January 27, 2022.

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.

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.
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

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

5. Documentation of State approval for the onsite potable well.
6. A single, PDF copy of the final plans, will all necessary revisions shall be provided to the Planning & Development Office.
7. A zoning permit has been obtained from the Planning and Development Office for the project.
8. 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:

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.
14. Additional erosion control measures may be required by Town staff if field conditions warrant.
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.

Additional conditions:

Review and approval from the health department will be required prior to housing more than 40 fieldworkers within the residence

Gobin moved/Leason seconded/DISCUSSION: None

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

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XIV. CORRESPONDENCE:

A. DOT Correspondence (ADDED AGENDA ITEM)

MOTION TO APPROVE the referral to the Board of Selectmen for concurrence with the CT DOT's finding of no adverse effect to the town owned recreational area assessor's MBL 075-32-001-D associated with State Project No. 0046-0127 Replacement of Bridge No. 01524 Route 191 over the Scantic River located in East Windsor.

Gobin moved/Leason seconded/DISCUSSION: None

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:12 p.m.

Gobin moved/Leason seconded/DISCUSSION: None

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

Respectfully submitted,

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