

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

**REGULAR Meeting #1843  
January 24, 2023**

***THIS MEETING IS BEING HELD IN-PERSON  
In the John Daly, Jr. Meeting Room,  
Town Hall, 11 Rye Street, Broad Brook, CT 06016***

**AND**

***VIA REMOTE ACCESS  
via ZOOM Teleconference  
Meeting ID: 714 897 1799***

**SCHEDULE OF MOTIONS**

**I. TIME AND PHYSICAL PLACE OF MEETING:**

Chairman Kowalski called the January 24, 2023 Regular Meeting #1843 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, Frank Gowdy, David Leason, and Jim Thurz (Vice Chairman) were present in-person; Chairman Kowalski joined the Commission remotely. (There is presently one vacancy for a Regular Member)

**Alternate Members:** Frank Gowdy was present in-person in the John Daly, Jr. Meeting Room. (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/Planning Director Ruth Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato, Deputy First Selectman DeSousa, Selectman Baker, Liaison to the Planning and Zoning Commission. Also speaking were: Kimberly Lanz, Joel Parkyn, Brian Vecchiarelli, Ellington resident, Burma Shaw.

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Regular Meeting #1843 – January 24, 2023  
In-Person and  
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SCHEDULE OF MOTIONS**

2

**GUESTS/SPEAKERS present remotely identified as they sign in:** Chairman Kowalski, ethanboisevert, Suzzane Choate, Lorri DiBattisto, Izzy, Tierney McGrath, Snob, BValenti, Verizon Iphone, Wil's Fire, Peg (Margaret) Hoffman, Recording Secretary.

**II. ESTABLISHMENT OF QUORUM:**

Chairman Kowalski, participating remotely, noted a quorum was established as three Regular Members and one Alternate Member were present at the Call to Order in the John Daly Jr. Meeting Room. Chairman Kowalski requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well. Chairman Kowalski noted all members will participate in discussion and votes this evening.

**VI. APPROVAL OF MINUTES:**

**A. January 10, 2023 Regular Meeting of PZC:**

**MOTION:** To APPROVE the Minutes of Regular Meeting #1842 held on January 10, 2023 as presented.

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

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

**VII. RECEIPT OF APPLICATIONS:**

**MOTION:** To ADD under NEW BUSINESS, PZ-2023-01 Site Plan Modification for KOMA, Thompson Road, to OTHER BUSINESS.

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

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

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

**MOTION.** Refer to the Board of Selectman, Jessie Lane as presented on plans entitled: Improvement Location Plan-Record; prepared for Hamlet Homes, LLC; Jessie Lane East Windsor, Connecticut; prepared by F.A.Hesketh & Associates, Inc.

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ZOOM Teleconference  
Meeting ID: 714 897 1799  
SCHEDULE OF MOTIONS**

3

**Sheets 1-4, Dated 12/04/2019, Last Revision 05/12/2022; for acceptance as a town road.**

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

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

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

**A. PZ 2022-28 15 Kreyssig Rd – Special Use Permit for a Dog Daycare/Dog Grooming Service. Applicant: Kimberly Lanz:**

**MOTION: To CONTINUE PZ-2022-28 15 Kreyssig Road – Special Use Permit for a Dog Daycare/Dog Grooming Service for Kimberly Lanz until the Commission’s next meeting scheduled for February 14, 2023.**

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

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

**XI. OLD BUSINESS:**

**A. PZ-2022-26 115 Scantic Rd – Special Use Permit for Event Hosting. Applicant: East Windsor Historical Society:**

**MOTION: I make a motion to deny Special Permit #PZ-2022-26 for an event hall as allowed by section 305.7 of the East Windsor Zoning Regulations, finding the proposed reduction of the required 100-foot buffer requirement to the 50-foot buffer, with dense plantings and a fence as proposed, is unlikely to be effective given the proximity to neighboring residences to the barn and the intensity of the proposed use.**

**Gobin moved/Thurz seconded/DISCUSSION: Commissioner Gobin suggested the East Windsor Historical Society did a good, thorough job with the application, and should be commended for their work.**

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SCHEDULE OF MOTIONS**

4

Commissioner Gobin indicated she had issues with harmony for the neighbors and welfare, as well as a buffer that's not adequate.

**VOTE:**       **In Favor:**       **Gobin/Gowdy/Kowalski/Leason/Thurz**  
                  **Opposed:**       **No one**  
                  **Abstained:**   **No one**

**MOTION:**   **To take a 10-minute break at 7:32 p.m.**

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

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

Chairman Kowalski RECONVENED the Planning and Zoning Commission Meeting at 7:41 p.m.

**XIII. OTHER BUSINESS:**

**A.     Koma – Site Plan:**

**Motion to allow the site plan modification application for 20 Thompson Road, KOMA to be administratively handled by the Zoning Enforcement Official and Town Engineer per section 900.3 j. Site Plan Application, finding that the proposed changes to the stormwater drainage and parking are minor in nature.**

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

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

**XVII. ADJOURNMENT:**

**MOTION:**   **To ADJOURN this Meeting at 7:51 p.m.**

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

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

Respectfully submitted,

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