

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

**REGULAR Meeting #1844  
Tuesday, February 14, 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 February 14, 2023 Regular Meeting #1844 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, Michael Kowalski (Chairman), David Leason, and Jim Thurz (Vice Chairman). (There is presently one vacancy for a Regular Member)

**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/Planning Director Ruth Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato, Selectman Baker. **Application PZ-2022-28 – Applicant:** Kimberly Lanz, public speakers: Jessica Arbor, Joel Parkyn, Stephanie Phillips, Kristy Spirit, Brian Vecchiarelli. **Application PZ-2023-2 – Applicant:** Crane Properties, LLC. public speakers: Carl Crane, T. J. Barresi, of T. J. Barresi

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting #1844 – Tuesday, February 14, 2023**  
**In-Person and**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**SCHEDULE OF MOTIONS**

2

Associates, LLC. Informal discussion: Tim Coon, of J. R. Russo & Associates, LLC., and Herb Holden

**GUESTS/SPEAKERS present remotely identified as they sign in:**

Anne, Heidi Alexander, John Guskowski of Tyche Planning & Policy Group, Peg (Margaret) Hoffman, Recording Secretary.

**II. ESTABLISHMENT OF QUORUM:**

A quorum was established as four Regular Members and one Alternate Member were present at the Call to Order. Chairman Kowalski requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well.

**VI. APPROVAL OF MINUTES:**

**A. January 24, 2023 – Regular Meeting of PZC:**

**MOTION: To APPROVE the Meeting Minutes for the Regular Meeting #1843 held on January 24, 2023 as presented.**

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

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

**IX. CONTINUED PUBLIC HEARINGS:**

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

**MOTION: To CLOSE THE PUBLIC HEARING on application PZ-2022-28 for a Special Use Permit for Dog Daycare and Dog Boarding operation at 15 Kreyssig Road.**

**Gobin moved/Leason seconded/DISCUSSION: See comments below regarding modification of conditions.**

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

**MOTION TO APPROVE:**

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**Regular Meeting #1844 – Tuesday, February 14, 2023**  
**In-Person and**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**SCHEDULE OF MOTIONS**

3

**Application #PZ 2022-28** for Special Use Permit for a Dog Day Care and Boarding Service located at 15 Kreyssig Road Map 136/ Block 75/Lot 001-01, Zone A-1; Owner Kimberly Lanz

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 402, 404, and Section 701 of the East Windsor Zoning Regulations.
2. The property is zoned A-1 which allows for this use
3. The proposed use is in harmony with adjacent uses.

**Conditions:**

1. No more than 16 dogs on premise at any time.
2. No more than 8 dogs will be allowed for boarding at any one time and all kennels interior to the home
3. State Department Agriculture Issued Licenses for a commercial kennel and commercial grooming shall be submitted to the Zoning Enforcement Official.
4. A zoning permit will be required if any accessory structures are planned for the property.
5. A physical screening shall be installed along the shared property boundary at the rear of 17 Kreyssig Rd as approved by staff.
6. Dogs shall be supervised at all times when outside.
7. Dogs that demonstrate a continued propensity for barking shall not be allowed to return.
8. The applicant shall relinquish this Special Permit upon transfer of the property.
9. A copy of the Certificate of Action shall be filed on the Land Records

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

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

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1844 – Tuesday, February 14, 2023  
In-Person and  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
**SCHEDULE OF MOTIONS**

4

Chairman Kowalski called for a ten-minute break.

**MOTION: To TAKE A 10 MINUTE BREAK at 8:09 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 Meeting at 8:19 p.m.

**X. NEW PUBLIC HEARINGS:**

- A. **PZ-2023-02 – 118 Prospect Hill Rd – Special Use Permit for a Site Plan Review for a proposed Truck Terminal. Applicant: Crane Properties, LLC;**

**MOTION: To CONTINUE THE PUBLIC HEARING on PZ-2023-02 – 118 Prospect Hill Road for a Special Use Permit for a Site Plan Review for a proposed truck terminal until the Commission’s next meeting to be held on February 28, 2023.**

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 10:15 p.m.**

Gowdy moved/Leason 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