

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

**REGULAR Meeting #1818
January 11, 2022**

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

SCHEDULE OF MOTIONS

I. TIME AND PLACE OF MEETING:

Chairman Gobin called Regular Meeting #1818 of the East Windsor Planning and Zoning Commission dated January 11, 2022 to Order at 6:30 p.m. The Meeting is being held remotely only.

PRESENT: **Regular Members:** Anne Gobin (Chairman), Frank Gowdy, Michael Kowalski (Vice Chairman), Joseph Sauerhoefer, and Jim Thurz (Secretary).

ABSENT: Alternate Member David Leason.

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

GUESTS/SPEAKERS signed in remotely: Director of Planning and Development/Town Planner Calabrese hosted the meeting; Planning Consultant D'Amato was present as well. Jay Ussery, of J. R. Russo & Associates, LLC, representing Eric Spungin; Ben Dariano, of Bohler, representing Walmart.

Public signed in remotely (as identified in the Meeting participation list):
Gasterbindave, Selectman Muska, Selectman Nordell, Selectman Baker, Board of Selection Liaison to the PZC (signed in at 6:52 p.m.), Peg Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

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

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III. ADDED AGENDA ITEMS (Potential):

IV. a. PZ-2022-02 44 Prospect Hill Road- Site Plan Modification -Walmart Addition:

MOTION: To RECEIVE the new application for Walmart PZ 2022-01 for 44 Prospect Hill Road, Site Plan Addition under Item XIII. NEW BUSINESS.

Kowalski moved/Gowdy seconded/DISCUSSION: None.
VOTE by a show of hands:

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

VII. APPROVAL OF MINUTES:

s. December 28, 2021:

MOTION: To APPROVE the Minutes of Regular Meeting #1817 dated December 28, 2021 as presented.

Kowalski moved/Gowdy seconded/DISCUSSION: None.
VOTE by a show of hands:

In Favor: Gobin/Gowdy/Kowalski/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

X. 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 requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1. (Tabled for CRCOG comments on revisions):

MOTION: To CONTINUE the Public Hearing on the application for Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter

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VIII, Section 813 (new) “Cannabis Establishments: to enact Zoning Regulations to establish requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1 until the Commission’s regularly scheduled meeting to be held on January 25, 2022 (at 6:30 p.m. via ZOOM).

**Kowalski moved/Gowdy seconded/DISCUSSION: None.
VOTE by a show of hands:**

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

XII. OLD BUSINESS:

a. South & Phelps Road – Subdivision Application PZ 2021-28:

Motion to Approve Application PZ 21-28. Town of East Windsor for a 16-lot subdivision and associated waiver requests for property located at South and Phelps Roads; Assessor’s Map No. 042, Block No 20, Lot No 053, East Windsor.

Waivers Granted due to the subdivision of land being proposed presents the unique circumstance of laying beneath an existing neighborhood with houses and infrastructure already in place. The customary planning considerations do not apply.

Waiver Granted from the East Windsor Subdivision Regulations:

**11.2 Design Requirements
11.3 Open Space Requirements
2.17 Agricultural Buffer Zone
Section 9 Bond Requirements
Section 6 Street Design
Section 5.8 Traffic Analysis
Section 5.7 Landscape Design
Section 2.7 Street Trees**

Findings:

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1. Pursuant to Section 2.15 of the East Windsor Subdivision Regulations, the Commission finds that the granting of the requested waivers shall not have a significant adverse effect on adjacent property or public health and safety.

Conditions of approval:

1. The South Road Subdivision, South Road & Phelps Road East Windsor, Connecticut; Owner/Applicant: Town of East Windsor, 11 Rye Street Broad Brook, CT 06016; prepared by JR Russo & Associates, LLC, Sheets 1-3; dated 12/22/2021 is incorporated to this approval
2. A full set of mylars shall be submitted to the Commission for signature and subsequent filing on the Town's land records.
3. All easement language related to the sanitary sewer located in the rear of the property shall be filed on the town land records.

Kowalski moved/Gowdy seconded/DISCUSSION: Chairman Gobin noted as the motion indicates this is a unique situation, the homeowners own the homes, and this subdivision will allow them to own the land their homes sit on.

VOTE by a show of hands:

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

XVIII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 6:59 p.m.

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

Respectfully submitted,

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