

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

**REGULAR Meeting #1849
Tuesday, April 25, 2023
AMENDED AGENDA**

***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 (Town Hall, 11 Rye Street, Broad Brook, CT. 06016):

Chairman Kowalski called the Regular Meeting #1849 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), and Stacey McKenna.

Alternate Members: Frank Gowdy. (There are presently two vacancies for Alternate members.)

ABSENT: Regular Members David Leason and Jim Thurz were not able to join the Commission this evening.

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 Selectman DeSousa.

APPLICATIONS: PZ-2023-2 for 118 Prospect Hill Road.

Special Use Permit for a Site Plan Review for a proposed Truck Terminal: Applicant: Crane Properties LLC: T. J. Barresi,

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Professional Engineer; Scott Hesketh, F. A. Hesketh & Associates, Carl Crane; **PZ-2023-12 for 115 Bridge Street** for a Zone Change/Map Change from Zone B-1 to Zone R-1. Applicant: Maly Phimvongsa: Maly Phimvongsa and Steve Boyer, property owners; Bob Lyke, public. **INFORMAL DISCUSSION: Jim Stanton, South Main Street and Abbe Road** for a Self-Storage Concept.

GUESTS/SPEAKERS present remotely identified as they sign in:

Noreen Farmer; Peg (Margaret) Hoffman, Recording Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski welcomed Commissioner McKenna, who is a newly appointed Regular Member, to the Commission.

Chairman Kowalski noted a quorum was established as three Regular Members (including Commissioner McKenna) 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. April 11, 2023 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1848 held on Tuesday, April 11, 2023 as presented.

Gobin moved/Commissioner Gowdy noted he would be abstaining as he had not been present at the previous meeting, Commissioner McKenna would also abstain as she had not been appointed to the Commission at that time.

Chairman Kowalski suggested the Commission POSTPONE approval of the Minutes until Commissioners Thurz or Leason could join the Commission for approval.

IX. CONTINUED PUBLIC HEARINGS:

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A. PZ-2023-2 – 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 for application PZ-2023-2 for 118 Prospect Hill Road for a Special Use Permit for a Site Plan Review for a proposed Truck Terminal. Applicant: Crane Properties until the Commission's next meeting on May 9, 2023.

Gobin moved/McKenna seconded/DISCUSSION: Planning Director Calabrese noted the Commission's next meeting would be held at Scout Hall, 28 Abbe Road.

VOTE: In Favor: Gobin/Gowdy/Kowalski/McKenna
(No one opposed/No abstentions)

X. NEW PUBLIC HEARINGS:

A. PZ-2023-12 – 115 Bridge St – for a Zone Change/Map Change from Zone B-1 to Zone R-1. Applicant: Mlay Phimvongsa:

MOTION: To CLOSE THE PUBLIC HEARING on application PZ-2023-12 for 115 Bridge Street for a Zone Change/Map Change from Zone B-1 to Zone R-1. Applicant: Mlay Phimvongsa.

Gobin moved/McKenna seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Gowdy/
Kowalski/McKenna
(No one opposed/No abstentions)

MOTION: To APPROVE application PZ-2023-12 for 115 Bridge Street for a Zone Change/Map Change from Zone B-1 to Zone R-1. Applicant: Mlay Phimvongsa and Steve Boyer. 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.

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Findings:

1. The proposed zone change is not in conflict with the Plan of Conservation and Development.

Conditions:

1. This approval shall not become effective until the Certificate of Action has been filed with the East Windsor Town Clerk.

Gobin moved/McKenna

seconded/DISCUSSION: None

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

B. Affordable Housing Plan – Listening Session:

MOTION: To ADOPT the Affordable Housing Plan for the Town of East Windsor as presented in the draft dated December 27, 2022.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:15 p.m.

Gowdy moved/McKenna seconded/DISCUSSION: None

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

Respectfully submitted,

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