

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

**REGULAR Meeting #1851
Tuesday, May 23, 2023
AMENDED AGENDA**

***THIS MEETING IS BEING HELD IN-PERSON
In Scout Hall,
28 Abbe Road, East Windsor, CT. 06088***

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 Regular Meeting #1851 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m. The Meeting is being held in-person in the Meeting Room at Scout Hall, 28 Abbe Road, East Windsor, CT and via telconference as well

PRESENT: **Regular Members:** Michael Kowalski (Chairman), David Leason (Secretary), Stacey McKenna, and Jim Thurz (Vice Chairman) were present at the in-person meeting.

Alternate Members: Frank Gowdy joined his colleagues at the in-person meeting as well.

ABSENT: Regular Member Anne Gobin was unable 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; Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission. **Application PZ-2022-14 – Applicant:** Town of East Windsor, Text Amendment to Zoning Regulations Section 602.3 Number of Parking Spaces and Section

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900.3 Site Plan Modification; **INFORMAL**
DISCUSSION: James Giorgio, Fee-In-Lieu of Sidewalks
versus installation of sidewalks.

GUESTS/SPEAKERS present remotely identified as they sign in:

Application PZ 2023-16 for 10 Prospect Hill Terrace/True
Storage. Applicant: Josh Sullivan/True Storage; Jason Quimet,
BETA Group; I-Phone 6; Peg (Margaret) Hoffman, Recording
Secretary.

II. ESTABLISHMENT OF QUORUM:

Chairman Kowalski noted 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 Commission regarding
discussion and action on all Items of Business this evening.

III. ADDED AGENDA ITEMS:

Chairman Kowalski noted a request has been made to ADD under **OTHER**
BUSINESS Informal discussion regarding a Fee-In-Lieu-of Sidewalks at 137
Scantic Road.

NO MOTION

VI. APPROVAL OF MINUTES:

A. May 9, 2023 – Regular Meeting of PZC:

MOTION: To **APPROVE** the Minutes of Meeting #1850 dated May
9, 2023 as presented.

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

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

X. NEW PUBLIC HEARINGS:

A. PZ-2023-14 Town of East Windsor Text Amendment – for a Text
change to Zoning Regulations Section 601.2 – Number of Parking

Spaces & Section 900.3 Site Plan Modification. Applicant: Town of East Windsor:

MOTION: To CLOSE THE PUBLIC HEARING on application PZ-2023-14 PZ-2023-14 Town of East Windsor Text Amendment – for a Text change to Zoning Regulations Section 601.2 – Number of Parking Spaces & Section 900.3 Site Plan Modification. Applicant: Town of East Windsor.

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

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

MOTION: To APPROVE the Text Amendment to Sections 601.2 Parking Lot Design, and 900.3 Site Plan Application of the East Windsor Zoning Regulations as detailed in application PZ 2023-14 for the Town of East Windsor, last revised on May 22, 2023. Finding: The change recommended provides clarity and requirements for parking lot designs and requirements.

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

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

XII. NEW BUSINESS:

- A. **PZ-2023-16 for 10 Prospect Hill Terrace/True Storage-Site Plan Modification proposing 24-hour drive-up storage units (24,000 SF) within the existing parking lot and site improvements. Applicant: True Storage/Josh Sullivan:**

MOTION: To CONTINUE Application PZ-2023-16 - 10 Prospect Hill Terrace/True Storage-Site Plan Modification proposing 24-hour drive-up storage units (24,000 SF) within the existing parking lot and site improvements. Applicant: True Storage/Josh Sullivan, application continued until the Commission's next meeting.

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**Thurz moved/Leason seconded/DISCUSSION: None.
VOTE: In Favor: Gowdy/Kowalski/Leason/
McKenna/Thurz
(No one opposed/No Abstentions)**

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:38 p.m.

**Gowdy moved/Leason seconded/DISCUSSION: None
VOTE: In Favor: Gowdy/Kowalski/Leason/McKenna/Thurz
(No one opposed/No abstentions)**

Respectfully submitted,

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