

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

**REGULAR Meeting #1852
Tuesday, June 13, 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 Regular Meeting #1852 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), David Leason, Stacey McKenna, and Jim Thurz (Vice Chairman).

Alternate Members: Alternate Member Frank Gowdy was unable to join the Commission this evening.

ABSENT: Alternate Member Gowdy as noted above.

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.

GUESTS/SPEAKERS present remotely identified as they sign in:

Application PZ-2023-16 – Applicant: True Storage/Josh Sullivan, Jason Quimet, of the Beta Group; Release of Bonds for South Water Street – Holden Sabato; Peg (Margaret) Hoffman, Recording Secretary.

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II. ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members were present at the Call to Order. Chairman Kowalski noted all Commissioners would participate in discussion and action on all Items of Business this evening. .

VI. APPROVAL OF MINUTES:

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

Gobin moved/Thurz seconded/DISCUSSION: None

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

A. May 23, 3034 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1851 dated May 23, 2023 as presented.

Thurz moved/Leason seconded/DISCUSSION: None.

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

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

A. SL 12 South Main Steet request for release of E&S Bond, Landscaping Bond, and South Water Street Road Bond:

MOTION: To APPROVE the following actions regarding bonds submitted by 12 South Main Street, LC for the development activities associated with the approved Site Plan PZ 2020-10.

1. The release to 12 South Main Street LLC the South Water Street Road Bond in the amount of \$54,130.

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2. The reduction of the Erosion and Sedimentation Bond from \$57,000 to \$44,500.
3. The reduction of the Landscaping Bond from \$66,250 to \$4,050.

The remaining balance will bond the replacement of missing and dead trees, loaming and seeding a large open area, and overseeding areas as detailed in the site inspection report prepared by R. Calabrese dated June 1, 2023.

Gobin moved/Leason seconded/DISCUSSION: Commissioner Gobin noted the Staff inspection occurred on May 31, 2023.

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

XI. OLD BUSINESS:

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

APPROVE: Application #PZ 2023-16: Site Plan Modification – 10 Prospect Hill Terrace, this 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.

Referenced Plans

1. This approval is granted subject to the conformance with the plan set entitled True Storage Facility-Enfield CT 10 Prospect Hill Road East Windsor, CT 06016 prepared by True Storage (Architectural); and BETA (Civil) Issue Date 5/01/2023 Sheets 1-10; Last revised: 06/02/2023.

Conditions which must be met prior to the signing of final plan set:

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1. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. A copy of this approval motion has been incorporated into a final plan.
3. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
4. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.

Conditions which must be met prior to the issuance of any permits:

5. A single, PDF copy of the final plans, will all necessary revisions shall be provided to the Planning & Development Office.

Conditions which must be met prior to the issuance of a Certificate of Compliance:

6. One electronic PDF and paper copy of the final as-built survey showing structures, pins, driveways, final floor elevations and spot grades shall be submitted.

General Conditions:

7. In accordance with Section 602 of the Zoning Regulations, a zoning permit will be required for site signage.
8. In accordance with Section 900.3(h) of the Zoning Regulations, the construction of any buildings associated with this approval shall commence within one year of this approval date and all improvements shall be completed within five years. Such approval shall otherwise be null and void unless an extension has been granted by the Commission.
9. This project shall be constructed and maintained in accordance with the final plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
10. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
11. Additional erosion control measures may be required by Town

12. By acceptance of this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

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

MOTION: To ADJOURN this Meeting at 6:56 p.m.

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

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