

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

**REGULAR Meeting #1855  
Tuesday, July 25, 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 July 25, 2023 Regular Meeting #1855 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 Svoboda-McKenna, and Jim Thurz (Vice Chairman).

**Alternate Members:** Frank Gowdy.

**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; Deputy Selectman DeSousa; **Application PZ-2022-17 – Applicant:** Car-Mil Realty LLC/Frank Giordano; Attorney Daniel Glissman representing Mr. Giordano; Jay Ussery, J. R. Russo & Associates, LLC; **Application PZ-2023-20 – Applicant:** Balch Bridge St Corp. – Jay Ussery, J. R. Russo & Associates, LLC, representing the applicant.

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**GUESTS/SPEAKERS present remotely identified as they sign in:** Peg Hoffman, Recording Secretary.

**II. ESTABLISHMENT OF QUORUM:**

Chairman Kowalski noted a quorum was established as five Regular Members and one Alternate Member were present at the Call to Order.

**VI. APPROVAL OF MINUTES:**

**A. July 11, 2023 – Regular Meeting of PZC:**

**MOTION:** To APPROVE the Planning and Zoning Commission Regular Meeting Minutes for Meeting #1854 held on July 11, 2023 as presented.

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

**VOTE:** In Favor: Gobin/Leason/Svoboda-Mckenna/Thurz  
Opposed: No one  
Abstained: Kowalski/Gowdy

**IX. CONTINUED PUBLIC HEARINGS:**

**A. PZ-2023-17 Text Amendment – proposed Text change to Zoning Regulations Section 502 – Permitted Accessory Uses, Use Table B-1, B-2, M-1, HIZ, & TZ5 Zoning. Applicant: Car-Mil Realty LLC/Frank Giordano:**

**MOTION:** To CLOSE THE PUBLIC HEARING on PZ-2023-17 for a proposed text amendment to Zoning Regulations Section 502 – Permitted Accessory Uses, Use Table B-1, B-2, M-1, HIZ, and TZ5 Zoning.

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

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

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**X. NEW PUBLIC HEARINGS:**

**A. PZ-2023-20 Resubdivision – requesting approval to create a lot for the Dunkin Donuts Zone B-2 and -A-2. Applicant: Balch Bridge St Corp:**

**MOTION: To CLOSE THE PUBLIC HEARING on PZ-2023-20 for a Resubdivision requesting approval to create a lot for the Dunkin Donuts Restaurant and associated improvements. Map 022, Block 05, Lot 084.**

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

**Motion to approve Waivers to sections 6.5 Street Lights, and 5.6 Topographic Plan, for application PZ-2023-20 Resubdivision 216 & 222 South Main Street Applicant/Owner Balch Bridge Street Corporation; MBL 022-05-084; Zone B-2/A-1.**  
Finding that the resubdivision proposes no construction or development and street lights already exist on South Main Street.

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

**Motion to approve application PZ-2023-20 for a resubdivision at 216 & 222 South Main Street Owner/Applicant: Balch Bridge Street Corporation. For the resubdivision of the 9.62 acres to create a lot for the Dunkin Donuts Restaurant and associated improvements.**  
This approval is granted subject to conformance with the referenced plans (as may be modified by the Commission) and the following additional conditions/ modifications:

**Referenced Plans**

1 Lot Resubdivision 216 & 222 South Main Street, East Windsor, Connecticut Owner/ Applicant: Balch Bridge Street Corporation, Prepared By: JR Russo and Associates, LLC Sheets 1-2; Dated 7-6-2023.

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**Finding:**

1. The provided plan is compliant with the Town's Zoning and Subdivision Regulations.
2. An Inland Wetlands and Watercourses permit was issued via an Agent Decision on July 20, 2023.
3. It is appropriate to grant the applicant's request for a waiver to the requirement for street lights and topographic plan.
4. The Commission finds that a fee in lieu is more appropriate than the installation of sidewalks on site.
5. The Commission finds open space requirements do not apply to commercial sites.

**Conditions which must be met prior to the signing mylars:**

1. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office and Town Engineer for review and comment.
2. The plans shall be modified to include a copy of this approval.
3. All final plans submitted for signature shall require the seal and live signature of the appropriate professionals(s) responsible for the preparation of the plans.

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

**XVII. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:40 p.m.**

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

Respectfully submitted,

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