

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

**REGULAR Meeting #1857
Tuesday, August 22, 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 #1857 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; Zoning Enforcement Officer Danielle Boudreau; Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; **Application PZ-2022-17 – Applicant:** Car-Mil Reality LLC/Frank Giordano, Frank Giordano **Public:** Keith Yagaloff.

GUESTS/SPEAKERS present remotely identified as they sign in: Heidi, Joshua Pacheco, Peg (Margaret) Hoffman, Recording Secretary.

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1857 – Tuesday, August 22, 2023
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS

2

II. ESTABLISHMENT OF QUORUM:

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 25, 2023 – Regular Meeting PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1856 held on July 25, 2023, as presented.

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

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

XI. OLD BUSINESS:

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 Approve Application PZ-2023-17 Petition to amend the East Windsor Zoning Regulations to include:

1. Amendment to **§ 203, Definitions**, to provide a definition for Self-Service Storage Facility;
2. Amendment to **§ 502, Table of Uses Permitted in Business & Industrial Districts**, to add a “Self-Service Storage Facility” use category to the “Other Uses” section including a new Note 15; and
3. The addition of a new **§ 502.1** to add a new *Self-Service Storage Facility* section of the Zoning Regulations;

as detailed in the final draft of the text amendment dated 07/27/2023.

Finding that limiting the location of self-services storage facilities to the industrial (M-1) zone and, with restrictions, as an adaptive reuse of underutilized office buildings in the business zones is in keeping with the East Windsor Plan of Conservation and Development.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1857 – Tuesday, August 22, 2023
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

3

**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 7:42 p.m.

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

Respectfully submitted,

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