

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

**REGULAR Meeting #1860
Tuesday, October 10, 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 October 10, 2023 Regular Meeting #1860 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:** Michael Kowalski (Chairman), Anne Gobin, Stacey Svoboda-McKenna, and Jim Thurz (Vice Chairman).

Alternate Members: Frank Gowdy.

ABSENT: Regular Member David Leason was unable to attend this meeting.

GUESTS/SPEAKERS present in-person: Director of Planning and Development/Planning Director Ruth Calabrese hosted the meeting. Also present in person were: Deputy Selectman DeSousa; **Application PZ-2022-21 – Applicant:** James Stanton, Tim Coon of J. R. Russo & Associates, LLC representing the applicant; **Application PZ 2022-24 – Applicant:** East Windsor Historical Society, Jay Ussery of J. R. Russo & Associates LLC representing the applicant; **PUBLIC:** Gail Boisvert; Deputy Selectman DeSousa; Richard Bevan; Tom Talamini.

GUESTS/SPEAKERS present remotely identified as they sign in:

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Planning Consultant Michael D’Amato; Peg 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 Board regarding discussion and action on all Items of Business this evening.

VI. APPROVAL OF MINUTES:

A. September 26, 2023 – Regular Meeting of PZC:

MOTION: To APPROVE the Minutes of Regular Meeting #1859 held on Tuesday, September 26, 2023 as presented.

Gobin moved/Svoboda-McKenna seconded/DISCUSSION:
Commissioner Gobin suggested the Minutes were well done, the Recording Secretary thanked her.

VOTE: In Favor: Gobin/Gowdy/Kowalski/Svoboda-McKenna
Opposed: No one
Abstained: Thurz

IX. CONTINUED PUBLIC HEARINGS:

A. PZ-2023-21 – 225 South Main St – Special Use Permit – Construction of a self-storage facility 57,960 SF in 10 buildings to be constructed in 5 phases. Map 022, Block 23, Lot 001-01, Zone M-1. Applicant: James Stanton:

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2023-21 for a Special Use Permit with Site Plan for construction of a self-storage facility-to be constructed in 5 phases.

Gobin moved/Gowdy seconded/DISCUSSION: None

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

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MOTION: To APPROVE Application PZ-2023-21 for a Special Use Permit and Site Plan for construction of a self-storage facility in 10 buildings to be constructed in 5 phases, referencing the plans 225 South Main Street, East Windsor, CT. Owner/Applicant: East Windsor Investors, Inc., prepared by J. R. Russo Associates, revised 10/3/2023.

The Conditions that apply would be 1 through 4, **but not including 4d**, which would be met prior to signing the mylars as noted in the memo from Ruthanne Calabrese dated 10/6/2023, and Conditions 5 through 7 which must be met prior to the issuance of Building Permits (same memo), and Conditions 8 through 11 which must be met prior to the issuance of the Certificate of Zoning Compliance (same memo), and lastly General Conditions 12 through 16 in that same memo.

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

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

See MOTION OF APPROVAL BELOW:

Motion to Approve: PZ-2023-21 for a SUP with Site Plan: Construction of a self-storage facility (57,960 SF) in 10 buildings to be constructed in 5 phases.

Referenced Plans

Self-Storage Facility 225 South Main Street, East Windsor, Connecticut,
Owner Applicant: East Windsor Investors, Inc.
Prepared by J. R. Russo & Associates, LLC; dated 8-3-2023, last revised 10-03-2023, Sheets 1-8 Scale; 1" = 40' or as noted.

Conditions which must be met prior to signing of final plans:

1. A paper copy of the final approved plans with all necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. 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.

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3. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.
4. The plans shall be revised to include the following:
 - a. A copy of this approval.
 - b. A copy of the IWWA approval.
 - c. **Specifications with citation of the standard for the pervious pavement and crushed stone parking area**
 - d. ~~For each phase of the project the buildings facing South Main Street, final architectural plans indicate that the front elevation of the buildings will have a split-faced textured façade.~~

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

5. One set of final mylars, with all necessary revisions shall be provided to the Planning and Development Office.
6. A single PDF copy of the final plans, with all necessary revisions, shall be provided to the Planning and Development Office.
7. An Erosion Control Bond has been provided, an estimate for which shall be reviewed and approved by the Town Engineer.

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

8. Final grading, stabilization and seeding shall be in place or appropriate E&S controls installed.
9. 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.
10. Demolition or removal of the single-family residence currently located on the property.
11. Submittal of a certification that the pervious pavement has been installed correctly and is functioning properly.

General Conditions:

12. This project shall be constructed and maintained in accordance with the final plans and this approval. Minor modifications that result in lesser impacts may be allowed subject to staff review and approval.
13. A report confirming the annual maintenance of the pervious pavement shall be submitted to the Planning and Development office annually on the anniversary of the first issuance of a CO.

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14. Any minor modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
15. Additional erosion control measures may be required by Town staff if field conditions warrant.
16. 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.

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

A. PZ-2023-24 for 115 Scantic Rd – Special Use Permit – Construction of a 112' x 32' Tobacco Barn to be used for demo of Tobacco Hanging & Drying. Map 064, Block 32, Lot 028A, Zone: B-1, A-1, A-2. Applicant: East Windsor Historical Society:

MOTION: To CONTINUE THE PUBLIC HEARING on Application PZ-2023-24 for a Special Use Permit Modification with Site Plan – modification of the existing Special Use Permit to allow construction of a tobacco barn at the Historical Society until the Commission next Regular meeting.

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

XIII. OTHER BUSINESS:

A. Approve 2024 PZC and APA Meeting Calendar:

MOTION: To APPROVE the 2024 Meeting Schedule for the Planning and Zoning Commission as presented by Staff.

**Gobin moved/Gowdy seconded/DISCUSSION: None
VOTE: In Favor: Gobin/Gowdy/Kowalski/
Svodoba-McKenna/Thurz**

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(No one opposed/No abstentions)

XVII. ADJOURNMENT:

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

Gowdy moved/Thurz seconded/DISCUSSION: None

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

Respectfully submitted,

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