

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

**REGULAR Meeting #1861  
Tuesday, October 24, 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:**

Vice Chairman Thurz called Regular Meeting #1861 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 teleconference as well.

**PRESENT:** **Regular Members:** Anne Gobin, David Leason, and Jim Thurz (Vice Chairman).

**Alternate Members:** Frank Gowdy.

**ABSENT:** Regular Member (Chairman) Michael Kowalski was unable to join the Commission this evening.

**GUESTS/SPEAKERS present in-person:** Planning Consultant Michael D'Amato hosted the meeting. Also present in person were:  
**Application PZ-2023-20 – Applicant: EXTENSION REQUEST.**  
**Application PZ-2023-24 Applicant: East Windsor Historical Society:** Jay Ussery, of J. R. Russo & Associates, LLC;  
**Application: PZ-2023-23 Town of East Windsor, Text Amendment for Warehouse Point Design District; PZ-2023-25 – Newberry Rd & 9 Craftsman Rd, Applicant: Penske Truck Leasing Co, LP/Newberry Road Enterprises, LLC – Meghan Alter Hope, of Alter and Pearson, LLC; Timothy Houle, of BL Companies; PZ-2023-26 – Town of East Windsor – Text**

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Amendment – Parking Spaces. **PUBLIC:** John and Dan Burnham, Gail Boisvert, Marie DeSousa, Noreen Farmer, Abbott Schultz.

**GUESTS/SPEAKERS present remotely identified as they sign in:** Tyler Netts; iPhone; **Application PZ-2023-25** – Newberry Rd & 9 Craftsman Road, Applicant: Penske Truck Leasing Co, LP/Newberry Road Enterprises – Wiltanger; Timothy Houle, of BL Companies; Mike Kurker, BL Companies; Peg Hoffman, Recording Secretary.

**II. ESTABLISHMENT OF QUORUM:**

A quorum was established as three Regular Members and one Alternate Member were present at the Call to Order. Vice Chairman Thurz requested Alternate Member Gowdy to join the Board regarding discussion and action on all Items of Business this evening as well.

**VI. APPROVAL OF MINUTES:**

**A. October 10, 2023 – Regular Meeting of PZC:**

**MOTION:** To APPROVE the Minutes of Regular Meeting #1860 held on Tuesday, October 10, 2023, with the following corrections: Page 1, line 39, “Deputy Selectman DeSousa should be Marie DeSousa...”, and Page 3, line 125, “before the Commission for aal of a Site Plan approval...”

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

**VOTE:** In Favor: Gobin/Gowdy/Thurz  
Opposed: No one  
Abstained: Leason

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

**A. PZ-2023-20 – 216 & 222 South Main St/Balch Bridge St Corporation - extension request:**

**MOTION:** To GRANT a 90 day extension for the filing of the approved mylars for Balch Bridge Street Corporation resubdivision approval under PZ-2023-20 as requested.

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

**IX. CONTINUED PUBLIC HEARINGS:**

**A. PZ-2023-24 – 115 Scantic Rd – Special Use Permit – Cnstruction of a 112’  
by 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 CLOSE the Public Hearing on Application PZ-2023-24 for a Special Use Permit Modification for a Site Plan.**

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

**MOTION: To APPROVE Application PZ-2023-24 for a Special Use Permit Modification with Site Plan, modification from 5/13/2023 to allow construction of a tobacco barn at 115 Scantic Road, East Windsor. The owner/applicant is the East Windsor Historical Society, Inc. This motion comes with 11 Conditions, it references the plans prepared by J. R. Russo as outlined in the 10/3/2023 memo to the Commission from Ruthanne Calabrese, the 11 Conditions are in the same memo.**

**Gobin moved/Leason seconded/DISCUSSION: Vice Chairman Thurz suggested it’s kind of hard to stop a tobacco barn that’s put in the middle of a field where it’s supposed to be, and the applicant has shown nothing but the right intentions for anything but the hanging and drying of tobacco. It meets the POCD. Commissioner Gobin also added that she felt the applicant has done a good job of answering the questions of the Board, and the public asked, and, as Mike indicated, what we’re approving is what they have indicated what the application is for. Vice Chairman Thurz called for a vote.  
VOTE: In Favor: Gobin/Leason/Thurz/Gowdy  
(No one opposed/No abstentions)**

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X. NEW PUBLIC HEARINGS:

**MOTION:** To MOVE Application PZ-2023-25 for 74 Newberry Road and 9 Craftsman Road before NEW APPLICATION Item A.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE:** In Favor: Gobin/Leason/Thurz/Gowdy  
(No one opposed/No abstentions)

B. PZ-2023-25 – 74 Newberry Rd & 9 Craftsman Rd is requesting a Special Use Permit for the Construction of a 32,212 SF building and a 16,783 SF building with new paved parking loading areas, site lighting concrete walkways, stormwater management system, associated utilities, and landscaping. Map 93, Block 19, Lot 05 & 09 & 10, Zone: M-1. Applicant/Onwer: Penske Truck Leasing CO, LP/Newberry Road Enterprises, LLC.

**MOTION:** To CONTINUE the Public Hearing on Application PZ-2023-25 for 74 Newberry Road and 9 Craftsman Road until the Commission’s next Regular meeting to be held on November 14, 2023.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE:** In Favor: Gobin/Leason/Thurz/Gowdy  
(No one opposed/No abstentions)

A. PZ-2023-23 – Town of East Windsor is requesting a Text Amendment to create a new section: Warehouse Point Design District (WPDD) within East Windsor Zoning Regulations:

**MOTION:** To CONTINUE Application PZ-2023-23 for the Town of East Windsor’s application for a Text Amendment to create a new section for the Warehouse Point Design District within the East Windsor Zoning Regulations until the Commission’s next Regular meeting to be held on November 14, 2023.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE:** In Favor: Gobin/Leason/Thurz/Gowdy  
(No one opposed/No abstentions)

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**C. PZ-2023-26 – Town of East Windsor is requesting a Text Amendment to section: 601.2 Number of Parking Spaces:**

**MOTION: To APPROVE Application PZ-2023-26 for a Text Amendment to Section 601.2 – Off-Street Parking Regulations. The Applicant is the Town of East Windsor. Findings: The Text Amendment is consistent with the East Windsor Plan of Conservation and Development, and recently passed legislation of Public Act 21-29, with the Condition that “the regulation will be effective December 1, 2023.**

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

**VOTE: In Favor: Gobin/Leason/Thurz/Gowdy  
(No one opposed/No abstentions)**

**XVII. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 9:23 p.m.**

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

**VOTE: In Favor: Gowdy/Leason/Gobin/Thurz  
(No one opposed/No abstentions)**

Respectfully submitted,

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