

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

**REGULAR MEETING #1862
(AMENDED AGENDA)**

**Tuesday, November 14, 2023
6:30 p.m.**

***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 November 14, 2023 Regular Meeting #1862 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), Stacey Svoboda-McKenna, and Jim Thurz (Vice Chairman).

Alternate Members: Frank Gowdy.

ABSENT: Regular Members Anne Gobin and David Leason were not able to join the Commission this evening.

GUESTS/SPEAKERS present in-person: **Director of Planning and Development/Planning Director** Ruth Calabrese hosted the meeting. Also present in person were: **Planning Consultant**

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Michael D’Amato, Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; **Application PZ-2023-23: Town of East Windsor – Director of Planning and Development Ruth Calabrese; Planning Consultant Michael D’Amato; GUESTS: Marie DeSousa.**

GUESTS/SPEAKERS present remotely identified as they sign in: Chris Dahl, 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. 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. October 24, 2023 – Regular Meeting of PZC:

MOTION: To POSTPONE approval of the Minutes of Regular Meeting #1861 dated October 24, 2023 until the Commission’s next meeting.

Thurz moved/Svoboda-McKenna seconded/DISCUSSION: None.
VOTE: In Favor: Thurz/Svoboda-McKenna/Kowalski/Gowdy
(No one opposed/No Abstentions)

IX. CONTINUED PUBLIC HEARINGS:

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 CLOSE THE PUBLIC HEARING on the application for the Town of East Windsor for a Text Amendment to create a new section: Warehouse Point Design District (WPDD) within East Windsor Zoning Regulations. Planning Director Calabrese requested to add the following clarifications:

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Regarding Section 507.3 which initially suggested 3 zones, now includes 2 zones, the core zone and a transitional zone. Regarding the minimum parking requirements, the Commission has just changed parking requirements to meet the State Housing Regulations, the number of parking spaces per unit has been changed from 1 1/2 spaces to 1 space for residential uses.

Regarding the bulk area requirements, the sequence of the notes has been listed with a duplication of note 3, the second notation of note 3 should be note 4.

Planning Consultant D'Amato reviewed the availability of information on the Town Website regarding this proposal. He reviewed the various slides presenting information, including reference to the Warehouse Point Planning Study completed in 2021, and noted the information can be accessed via a QR code. Planning Consultant D'Amato suggested the Commission is presently at step 4 – enacting Regulation revisions.

Planning Consultant D'Amato suggested the information has been available on the Planning and Zoning Commission Webpage for a couple of months, and was also published in the “5 Village Voices” as well.

Thurz moved/Svoboda-McKenna seconded/
DISCUSSION: Nothing further.

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

Chairman Kowalski called for a motion regarding this proposed Text Amendment.

Motion to approve the text amendment to create a new section 507: Warehouse Point Design District (WPDD) within the East Windsor Zoning Regulations as detailed in application PZ-2023-23 of the Town of East Windsor and revised during the hearing held on 11/14/2023. Finding that the new section is in keeping with the East Windsor Plan of Conservation and Development and the final report prepared by LADA, P.C. Land Planners entitled: Planning for Stormwater Management and

- A. PZ-2023-27 52 Main St** – Modification of Approved Site Plan – for parking spots located at 52 Main St. Map 061, Block 05, Lot 041, Zone TZ5.
Applicant: Yanai Oneider:

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**MOTION: To CONTINUE until the Commission's next meeting
Application PZ-2023-27.**

Thurz moved/Svoboda-McKenna/DISCUSSION: None

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:07 p.m.

Gowdy moved/Svoboda-McKenna seconded/DISCUSSION: None

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

Respectfully submitted,

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