

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

**REGULAR Meeting #1865  
Tuesday, January 9, 2024**

***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 Regular Meeting #1865 of the East Windsor Planning and Zoning Commission to Order at 6:35 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, Michael Kowalski Chairman), David Leason, Jim Thurz (Vice Chairman), Stacey Svoboda-McKenna

**Alternate Member:** Frank Gowdy

**ABSENT:** All members and alternate member were present at the meeting.

**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 and Sabohat Khalilova, Recording Secretary

**GUESTS/SPEAKERS present remotely identified as they sign in:** Selectman Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; and Richard Tuller.

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**II. ESTABLISHMENT OF QUORUM:**

Chairman Kowalski noted a quorum was established as five Regular Members and Alternate Member were present at the Call to Order. Chairman Kowalski noted all Members of the Commission would participate in discussions and votes this evening.

**VI. APPROVAL OF MINUTES:**

**A. December 12, 2023 Regular Meeting of PZC:**

Chairman Kowalski acknowledge the availability of Regular #1864 held on December 12<sup>th</sup>, 2023, he called for comments or revisions, or a motion of approval.

**MOTION:**           **To APPROVE the Minutes of Regular Meeting #1864 held on Tuesday, December 12, 2023, with the following revisions: Line 194 with the word “not” inserted after the word “definitely”. The spelling of the Commission’s regular member Gobin, corrected on line 218 and 245.**

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

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

**VII. RECEIPT OF APPLICATIONS:**

- A. PZ-2024-01 Town of East Windsor-Zoning Map Amendment to include new Warehouse Point Design District**
- B. PZ-2024-02 – Site Plan Modification-Parking Lot at 142,140,140 Rear South Main Street, M-B-L 042-05-064,063,063-A; Owner/Applicant Island View Farms, LLC**

**IX. CONTINUED PUBLIC HEARINGS:       None**

**X. NEW PUBLIC HEARINGS:           None**

**XI. OLD BUSINESS:**

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- A. 8-24 Referral for vacant property at Morris Rd, Lot 017-67-009 (continued from 12-12-23)

Chairman Kowalski informed the Commission with the Town's decision. Ruthanne Calabrese elaborated on the Town's finding.

**MOTION TO MAKE A NEGATIVE REFERRAL per CGS 8-24 and RECOMMEND THE EAST WINDSOR BOARD OF SELECTMEN** not transfer a vacant town property known as MBL 017-67-009 TO Lauriane Ross owner of the adjacent lot, 10 Morris Road.

**Finding** that the practice of transferring open space land that has been deeded to the Town as part of any subdivision approval is counter to the objectives of the subdivision regulations and POCD. Any such transfer would require a re-subdivision application to be submitted to the Planning and Zoning Commission for approval. It is imperative that the Town is made whole in any such open space transfer which would include the offsetting of the open space lost as a result of the property transfer in order to satisfy the requirements of the original subdivision approval. This could take the form on an alternative open space parcel on or off site or a fee-in-lieu-of open space.

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

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

**XII. NEW BUSINESS:**

- A. **PZ-2023-27 for 52 South Main Street.** Request for a site plan Modification of Approved Site Plan for parking spots located at 52 Main Street. Map 061, Block 05, Lot 041, Zone TZ5. Applicant: Yanal Oneider:

**MOTION TO APPROVE: PZC #2023-27, 52 S. Main Street.** Request for site plan modification from 18 parking spaces to 91 parking spaces for an existing business. **Owner/Applicant: Yanal Qweider**, for Black Iris, LLC-Toro Auto. Plans Prepared by Clark Land Surveying, LLC, dated 8-1-2023. M: 061/B: 05/L: 041.

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

**XV. BUSINESS MEETING: None**

**XVII. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:09 p.m.**

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

Respectfully submitted,

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Sabohat Khalilova, Recording Secretary, East Windsor Planning and Zoning Commission