



# TOWN OF EAST WINDSOR PLANNING & ZONING COMMISSION

11 Rye Street, Broad Brook, CT 06016  
860.623.6030

Commission  
Mike Kowalski-Chair  
Jim Thurz- Vice Chair  
Anne Gobin  
David Leason  
Stacey Svoboda McKenna

Alternates  
Frank Gowdy  
Vacancy  
Vacancy

## TOWN OF EAST WINDSOR PLANNING AND ZONING COMMISSION

**SPECIAL Meeting #1867**  
**Tuesday, February 20, 2024**

**REMOTE ACCESS**  
**via ZOOM Teleconference**  
**Meeting ID: 875 8534 4934**

### **SCHEDULE OF MOTIONS**

#### **I. TIME AND PLACE OF VIRTUAL MEETING**

Chairman Kowalski called the Special Meeting #1867 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m.

**PRESENT: Regular Members:** Michael Kowalski (Chairman), Jim Thurz (Vice Chairman), Anne Gobin, David Leason, and Stacey Svoboda McKenna

**Alternate Member:** Frank Gowdy

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

**GUESTS/SPEAKERS present remotely identified as they sign in:** Assistant Town Planner, Danielle Boudreau, sitting in for Planning Director, Ruthanne Calabrese, hosted the meeting. Also present were Peter Alter, attorney for the applicant; Frank Carpino, Steve Ensign, and Jim Porter, car wash owners/applicants; and Lisa Caruso, Recording Secretary.

#### **II. ESTABLISH QUORUM**

Chairman Kowalski noted a quorum was established as five Regular Members and the 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.

#### **III. NEW BUSINESS**

**A.** PZ-2024-03 Site Plan Modification at 30 South Main Street MBL 071-11-007; Owner Applicant TCWC Holding East Windsor LLC.

*Commissioner Gobin suggested the following corrections and clarifications to the following conditions:*

Under- "Conditions which must be met prior to signing of final plans"

#4 (to now say) – Plans shall be revised to include a title block on the photometric plan, a vacuum turbine cut sheet and decibel noise rating; and an updated restriping plan to include the relocation of the handicapped parking space as mutually agreed upon between the applicant and staff.

#4 – Strike the touch free signage to read directional signage.

Under- "General Conditions"

#5 (to now say) The intensity of this lighting illumination shall be maintained at 15% illumination from the hours of 5PM to 6AM daily. The applicant shall work with Town staff if complaints from neighbors are warranted and require further reductions.

**MOTION TO APPROVE: PZ-2024-03 30 South Main Street** Request to add to the existing car wash at MBL 071-11-007; **Owner Applicant TCWC Holding East Windsor LLC.** Reference and site plan are included in the memo prepared by Planning Director, Ruthanne Calabrese.

Gobin moved/Leason seconded/

**DISCUSSION:** Vice Chair Thurz commented that further changes to the property require a full permit.

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

#### **IV. ADJOURNMENT**

**MOTION:** To **ADJOURN** this Meeting at 7:15 p.m.

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

**VOTE:** In Favor: Kowalski/Gobin/McKenna

Respectfully submitted,

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Lisa Caruso, Recording Secretary, East Windsor Planning and Zoning Commission