

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

**REGULAR Meeting #1866
Tuesday, January 23, 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, Rob Newton and Melissa Kaplan, BCS Group, LLC, representing Island View Farms LLC; Chris Vitti the Sheri Goudet 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.

II. ESTABLISHMENT OF QUORUM:

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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. January 9, 2024 Regular Meeting of PZC:

Chairman Kowalski acknowledge the availability of Regular #1865 held on January 9th, 2024, he called for comments or revisions, or a motion of approval.

Commissioner Gobin suggested corrections and clarifications to the following lines:

97 “Town’s decision” must be changed to “Commission’s decision”

99 “Town’s finding” must be changed to “staff’s finding”

134 “Town’s finding” must be changed to “staff’s finding”

137 “site plan modification confirms” must be changed to “site plan modification conforms”

138 “Access Compliance” must be revised to “achieve compliance”

155 remove “inch”

171 revise “The first one is that it would go out” to “The first one would go out”

188 change “by” to “with”

203 replace “have” to “hold”

208 remove “Commissioner Thurz expressed interest in participating at the hearing”

MOTION: To **APPROVE** the Minutes of Regular Meeting #1864” held on Tuesday, January 9, 2024, with the edits as discussed.

Gobin moved/Leason seconded/DISCUSSION: None.

VOTE: In Favor: Gobin/Leason/Kowalski/ Thurz
Opposed: No one

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

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- A.** Balch Bridge Street Corporation, Resubdivision Approval PZ-2023-20 request for a 90-day extension for filing of mylars (second extension).

MOTION: To **GRANT** a second and final 90-day extension for the filing of the approved mylars for Balch Bridge Street Corporation re-subdivision approval under PZ-2023-20. This extension will expire on April 22, 2024.

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

XII. NEW BUSINESS:

- A.** 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.

MOTION TO APPROVE: PZC #2024-02 140-142 S. Main Street. Request for site plan modification from 57 parking spaces to 360 parking spaces for an existing business. **Owner/Applicant: Island View Farms LLC/Route Five Diversified LLC.** Plans Prepared by Rob Newton of BCS Group, LLC, dated 8-1-2023. M: 42 B: 05/L: 026-063

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

XVII. ADJOURNMENT:

MOTION: To **ADJOURN** this Meeting at 7:08 p.m.

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

Respectfully submitted,

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