

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

**REGULAR/SPECIAL Meeting #1822
March 8, 2022**

***THIS MEETING IS BEING HELD IN-PERSON
In the John Daly, Jr. Meeting Room,
Town Hall, 11 Rye Street, Broad Brook, CT.,
AND
VIA REMOTE ACCESS
via ZOOM Teleconference
Meeting ID: 714 897 1799***

SCHEDULE OF MOTIONS

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Gobin called Regular Meeting #1822 of the East Windsor Planning and Zoning Commission dated March 8, 2022 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:** Anne Gobin (Chairman), Frank Gowdy, Michael Kowalski (Vice Chairman), Joseph Sauerhoefer, and Jim Thurz (Secretary).

Alternate Members: David Leason. There are presently two vacancies for Alternate members.

ABSENT: No one; all Regular and Alternate Members present.

GUESTS/SPEAKERS present remotely identified as they sign in: Director of Planning and Development/Town Planner Calabrese hosted the meeting. Also signed in remotely were: Planning Consultant Michael D'Amato, Heidi Alexander, Robert Arsenault, P. E, Arvind Persud, Gil Tougas, First Selectman Bowsza (7:53 p.m.), Peg (Margaret) Hoffman, Recording Secretary.

GUESTS/SPEAKERS present in-person: John Burnham, Jay Ussery, of J. R. Russo & Associates, Deputy First Selectman DeSousa, Selectman Baker, Board of Selectman Liaison to the Planning and Zoning Commission; Gale and Lester Boisvert, Richard and Angela Bevin, Carol Brennan Mike Doran, Abbott and Nancy Shultz,

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1822 – March 8, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

2

II. ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members and one Alternate Member were present at the Call to Order. Chairman Gobin noted all Regular Members will participate in votes this evening, all Members will participate in discussions.

VI. APPROVAL OF MINUTES:

a. February 22, 2022:

MOTION: To APPROVE the Minutes of Regular Meeting #1821 dated February 22, 2022 as presented.

Kowalski moved/Thurz seconded/DISCUSSION: None.

**VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
Opposed: No one
Abstentions: Gowdy**

IX. CONTINUED PUBLIC HEARINGS:

a. Public Hearing Notice, PZ 2022-02 – 268 South Main St, Zone Change from B-2 to R-1, Owner/Applicant: Gil Tougas:

MOTION: To CLOSE the Public Hearing on Application PZ 2022-02 – 268 South Main St, Zone Change from B-2 to R-1, Owner/Applicant: Gil Tougas.

Kowalski moved/Thurz seconded/DISCUSSION: None

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

X. NEW PUBLIC HEARINGS:

a. Town Initiated Text Amendment: Planned Commercial Development Regulations (Section 817 – new)

MOTION: To CLOSE the Public Hearing on the Town Initiated Text Amendment: Planned Commercial Development Regulations (Section 817 – new)

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Gowdy/Kowalski/Sauerhoefer/Thurz
(No one opposed/No abstentions)

MOTION: To ADOPT the Town Initiated Text Amendment:
Planned Commercial Development Regulations (Section
817), adoption to be effective 15 days after publication
of Legal Notice of Decisions/Actions.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Gowdy/Kowalski/Sauerhoefer/Thurz
(No one opposed/No abstentions)

b. Town Initiated Text Amendment: Accessory Apartments As An As-of-Right Use (Section 406 + 407):

MOTION: To CLOSE the Public Hearing on the Town Initiated
Text Amendment: Accessory Apartments As An As-of-
Right Use (Section 406 + 407):

Kowalski moved/Thurz seconded/DISCUSSION: Chairman Gobin indicated the Commission is required by the State Statutes to adopt these regulations, and a positive part of the intent is when someone has an elderly parent they need to care for it gives them a way to provide space at home if their lot is big enough and they can meet all the requirements. Planning Consultant D'Amato noted Staff had listed this as an As-of Right use, but the applicant must still demonstrate compliance to Staff and obtain the necessary approvals; this isn't something someone can just go and do. The criteria will still be evaluated. Chairman Gobin questioned if someone would get a Zoning Permit before getting a Building Permit to do this; Planning Consultant D'Amato replied affirmatively.

VOTE: In Favor: Gobin/Gowdy/Kowalski/Sauerhoefer/Thurz
(No one opposed/No abstentions)

MOTION: To ADOPT the Town Initiated Text Amendment:
Accessory Apartments As An As-of-Right Use (Section
406 + 407), with the elimination of J under Section 407;
adoption to be effective 15 days after publication of
Notice of Decisions/Actions.

Kowalski moved/Thurz seconded/DISCUSSION: Nothing further

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1822 – March 8, 2022
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SCHEDULE OF MOTIONS**

4

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

XI. OLD BUSINESS:

- a. PZ-2022-01 – 44 Prospect Hill Road – Site Plan Modification –
(Walmart) Applicant: Susan Doerschlag:**

**MOTION: To CONTINUE the Public Hearing for Application PZ-
2022-01 – 44 Prospect Hill Road – Site Plan
Modification – (Walmart) Applicant: Susan
Doerschlag until the Commission’s April 12, 2022
Meeting.**

Kowalski moved/Thurz seconded/DISCUSSION: None

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

XII. NEW BUSINESS:

- b. Public Hearing Notice, PZ-2022-02 – 268 South Main St, Zone
Change from B-2 to R-1, Gil Tougas:**

**MOTION: To DENY Application PZ-2022-02 – 268 South Main St,
Zone Change from B-2 to R-1, Gil Tougas.**

Findings:

- 1. The Zone Change request is not consistent with the Plan of
Conservation and Development.**
- 2. Section 502(6) of the Zoning Regulations would allow for the
establishment of an additional residential unit below the first
story commercial unit by Special Use Permit subject to the
listed criteria without the need for a zone change.**

Kowalski moved/Thurz seconded/DISCUSSION: None

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

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SCHEDULE OF MOTIONS**

5

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:30 p.m.

Kowalski moved/Thurz seconded/VOTE: In Favor: Unanimous

Respectfully submitted,

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