

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

**REGULAR Meeting #1824
April 12, 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 #1824 of the East Windsor Planning and Zoning Commission dated April 12, 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 were present.

GUESTS/SPEAKERS present in-person: Director of Planning and Community Development/Town Planner Ruth Calabrese hosted the meeting. Also present was Planning Consultant Michael D'Amato, Deputy First Selectman Marie DeSousa.

GUESTS/SPEAKERS present remotely identified as they sign in: Diana Steelquist, W. D. Partners, and Chris LaPointe, W. D. Partners, representing Walmart; Robert Arsenault, P. E., representing Arvind Persuad/New Construction Company, LLC., Arvind Persuad, applicant; Alan Baker, Board of Selectman

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Liaison to the Planning and Zoning Commission; Peg (Margaret) Hoffman,
Recording Secretary.

II. ESTABLISH QUORUM:

Chairman Gobin noted a quorum was established as five Regular Members and one Regular Member were present at the Call to Order. Chairman Gobin noted all Regular Members will participate in discussion and votes this evening; Alternate Member Leason can participate in discussions as well.

III. ADDED AGENDA ITEMS:

MOTION: To ADD under RECEIPT OF APPLICATIONS, Application PZ 2022-04 and PZ 2022-05.

Kowalski moved/Thurz seconded/DISCUSSION: None.

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

VI. APPROVAL OF MINUTES:

a. March 22, 2022, Regular Meeting of PZC:

MOTION: To APPROVE the Regular Meeting Minutes of Meeting #1823 dated March 22, 2022 as presented.

Kowalski moved/Gowdy seconded/DISCUSSION: None.

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

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

a. Request from the Town of East Windsor to extend the required 90 day filing period for mylars associated with the South Road Subdivision:

MOTION: To EXTEND the 90 day filing requirement for filing mylars for the South Road Subdivision.

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Kowalski moved/Gowdy seconded/DISCUSSION: None.
VOTE: In Favor: Gobin/Gowdy/Kowalski/
Sauerhoefer/Thurz
(No one opposed/No abstentions)

X. NEW PUBLIC HEARINGS:

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

MOTION: To CONTINUE the Public Hearing on Application #PZ 2022-01 (Walmart) for 44 Prospect Hill Road for an amendment of the General Development Plan until the Commission's next regularly scheduled Meeting on April 26, 2022.

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

XI. OLD BUSINESS:

- a. **PZ 2022-03 298 South Main St, Site Plan Review for New
Construction Auto Sales, Applicant: Arvind Persaud. Variance
approved with conditions by ZBA Monday, April 4, 2022:**

MOTION TO APPROVE:

PZ 2022-03 298 South Main St, Site Plan Application to construct a new 1,500sf “commercial use with cars for vehicle repair & sales” with associated site improvements. New Construction Company LLC, Applicant: Arvind Persaud. B-2 zone.

This approval is granted subject to the conformance with referenced plans (as may be modified by the Commission and this approval) and the following conditions/modifications.

Referenced Plans:

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“Site Plan New Construction Company LLC” 298 South Main St. Prepared by Gary B. LeClair, LLC; Sheets 1-6 inclusive. Dated:12-21,2021 (sheet 1) and 02-02-2022 (sheets 2-6).

“AE Design Group” Architectural Rendering Sheets 1 and 2

Conditions which must be met prior to– the submission of final plans:

1. A copy of this approval motion has been incorporated into the plans
2. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
3. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
4. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.
5. The plans shall be revised as follows:
 - a. Indicate that the front building wall facing South Main Street will be constructed with a split face, textured façade.
 - b. A copy of Variance issued by the East Windsor Zoning Board of Appeals shall be incorporated.

Conditions which must be met prior to the issuance of any permits:

6. A single, PDF copy of the final plans, with all necessary revisions shall be provided to the Planning and Development Office.
7. A zoning permit has been obtained from the Planning and Development Office for the project.
8. An Erosion Control Bond has been provided, such estimate shall be reviewed and approved by the Town Engineer.
9. A fee in lieu of sidewalks, has been provided subject to approval by the Town Engineer.

Conditions which must be met prior to the issuance of a Certificate of Compliance:

10. Final grading, stabilization and seeding shall be in place or adequate bond filed with the Town for the unfinished work.

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11. One electronic PDF and paper copy of the final as-built survey showing structures, pins, driveways, final floor elevations and spot grades shall be submitted.

General Conditions:

12. In accordance with Section 900.3(h) of the Zoning Regulations, the construction of any buildings associated with this approval shall commence within one year of this approval date and all improvements shall be completed within five years. Such approval shall otherwise be null and void unless an extension has been granted by the Commission.
13. This project shall be constructed and maintained in accordance with the final plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
14. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
15. Additional erosion control measures may be required by Town staff if field conditions necessitate.
16. By acceptance of this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
17. The approval granted by the East Windsor Inland Wetland and Watercourses Agency is hereby incorporated into this approval. Any deviations from plans approved by the IWWA shall be subject to the requirements of the Inland Wetlands and Watercourses Agency Regulations.
18. Autobody and/or vehicle painting activities shall not be conducted on site without prior approval by the Commission.

Kowalski moved/Gowdy seconded/DISCUSSION: None

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

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:06 p.m.

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**Gowdy moved/Sauerhoefer seconded/DISCUSSION: None
VOTE: In Favor: Unanimous
 (No one opposed/No abstentions)**

Respectfully submitted,

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