

**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**

DRAFT MEETING MINUTES

*******Minutes are not official until approved at a subsequent meeting*******

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.

Chairman Kowalski read the site plan modification and asked for applicant feedback.

Peter Alter, attorney for the applicant, gave background on the site. Messrs. Frank Carpino and Steve Ensign, and their company, acquired this property in May, 2023. There has been an approved car wash on this property since 2002. The applicant's intention was to upgrade this car wash to a modern facility, as they did with already established car washes in Glastonbury and Newington. In September, 2023, the car wash suffered significant damage from a water main break, which precipitated the need for new site development. The applicant believed they already had what was needed in place to move forward with site development. Fundamentally, there were no changes to the basic entrance/exits and car wash.

Frank Carpino, car wash owner/applicant, thanked the Commission for the Special Meeting and apologized for moving forward with additional changes before obtaining a complete building permit. The most salient change is the vacuums, which are noticeably different, going from canister vacuums to a single module.

Peter Alter showed on the site plan map (slide four) where the vacuum canisters were previously located, and their new location. Slide five shows additional detail. An issue that came up is the signage pipe bars were received with yellow "touch free" and clearance signage. This has been removed. The requested full metric plan has been provided, and the applicant has no concerns with the February memo provided by the Town.

Commissioner Leason: Does the applicant have the old canister vacuum decibel rating compared to the new vacuums?

Jim Porter, carwash owner/applicant, said that previously, there were canister six vacuums with three motors in each, for a total of 18 motors. Now, there is one central system running on one turbine. The applicant does not have exact decibel readings for the previous system, and offered to look for data on the old canister vacuums. Likewise, the new central system is closer to the building because the size is smaller using less energy.

Commissioner Leason noted that providing a cut sheet would illustrate that the new system is, in fact, a decibel level improvement as stated by the applicant.

Vice Chairman Thurz: Where is the current vacuum system located on the plans?

Peter Alter and Jim Porter indicated with cursor where it is installed, next to the building, on slide five.

Chairman Kowalski noted the drawing detail indicates a handicap ramp.

Peter Alter responded, per the photo on slide nine that is a handicap space not a ramp. Regarding a ramp, this is a level site with a level accessible area not requiring a wheelchair ramp. He added the handicap space should be moved closer to the office.

Commissioner Gobin remarked that she has used the car wash many times. The area behind the fence may have had vending machines to buy car cleaning supplies. That may explain the handicapped parking location. Gobin added that she is happy there is still a touchless car wash on the site. She followed by asking the applicants about the existing credit card set up and its security.

Frank Carpino replied that each pay station has its own cameras, and has upgraded to tap-to-pay, which has stronger security measures.

Chairman Kowalski: Where would a new location for a handicapped space be located? Frank Carpino responded the handicapped space will be as close to the office as possible, so, if needed, an attendant could assist a handicapped customer. In regard to the current parking configuration, the parking lot has been black-topped and restriped. If weather permits, they plan to restripe everything in the spring or sooner. The future restriping plan is not covered on the submitted drawing.

Chairman Kowalski addressed Danielle Boudreau, Assistant Town Planner, regarding whether a cut sheet, restriping plans, and a new handicap parking relocation can be handled under "Terms and Conditions."

Boudreau responded she will add these into the terms and conditions. It is stated that the plans be revised, and a cleaner set of final plans be submitted by the applicant. The location of the canister needs to be defined on the plans as well.

Commissioner Svoboda concurs with the other Commissioners, and believes the reduction to the lighting has been helpful.

Chairman Kowalski noted that if illumination levels continue to be a complaint in the future, the applicant can work with the Town on a resolution.

Frank Carpino added the main reason for the bay lights, that do change colors, is navigation and purchase confirmation. The navigation feature is green to go and red to stop. The additional lights provide package confirmation.

Commissioner Gobin noted the colors change even when there are no cars in the car wash.

Frank Carpino responded that is a marketing feature installed in the module.

Vice Chair Thurz noted concern regarding the neighbor closest to the property.

Frank Carpino responded that anecdotally the neighbor in question is satisfied with the lights.

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.

With the following condition(s)

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 will work with Town staff if complaints from neighbors are warranted and require further reductions.

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,

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