



TOWN OF EAST WINDSOR

Planning & Development Department

11 RYE STREET, BROAD BROOK, CT 06016

Tel.: (860) 623-6030

MEMORANDUM

TO: East Windsor Planning & Zoning Commission

FROM: Michael D'Amato, AICP, CZEO, Planning Consultant

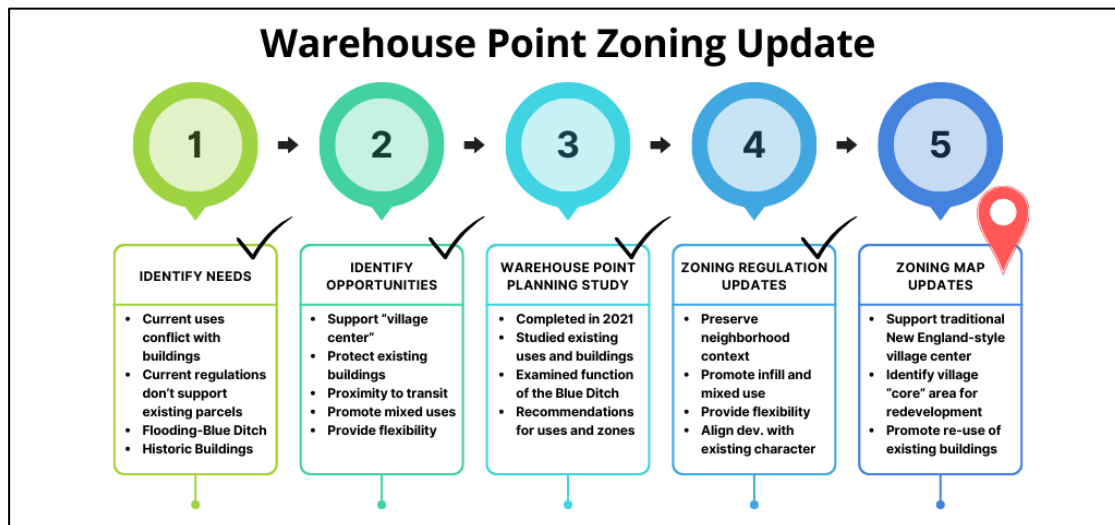
DATE: February 22, 2024

SUBJECT: Warehouse Point Proposed Zoning Changes

Project Summary:

Over the last 20 years, the Commission has spent a considerable amount of time learning about the Warehouse Point neighborhood through the use of data but also from residents and business owners in the area. In response to the completion of the most recent project, the Warehouse Point Planning Study (WHPPS), the Commission felt it was appropriate to begin implementing zoning changes that were reflected in this study. The process overall has followed the timeline below, which is also posted on the Town's website at www.eastwindsor-ct.gov/whps

The regulations that were developed following the WHPPS were considered over a period of several months with multiple revisions and public hearings, which culminated in the regulation changes which became effective on December 4, 2023. The process has followed the timeline below:



The last phase of this project is to establish new zoning districts to align with the standards adopted in the regulations. The names of those districts are "Warehouse Point Core" and "Warehouse Point Transition" which are depicted in the proposed zoning map included with this application.

While many of the zoning designations of the parcels within this area are changing, the uses that can be conducted on those properties have not changed to a significant degree and in most cases, the development potential has been expanded rather than further restricted. The table below includes the proposed use table and compares the current allowable uses for the two zones that comprise the most significant portion of the zone change.

Use Type	Proposed Zone		Existing Zone	
	Core	Transition	R-1	B-1
Residential Uses				
Single Family Detached	Not Permitted	P	P	Not Permitted
Single Family Attached	Not Permitted	P	P	Not Permitted
Multi Family (2 to 6)	P	P	SUP	Not Permitted
Multi Family (6+)	SUP	SUP	SUP	Not Permitted
Residential Above Commercial	P	P	Not Permitted	SUP
Food and Drink Establishments				
Sit Down Restaurant	P	P	Not Permitted	P
Take Out Restaurant	P	P	Not Permitted	P
Bakeries <i>or Similar</i>	P	P	Not Permitted	P
Brewery/Distillery/Tasting Room	SUP	SUP	Not Permitted	SUP
Mobile Food Vendor	P	P	Not Permitted	Not Permitted
Retail and Service Uses				
Retail 0 to 3,000SF	P	P	Not Permitted	P
Retail 3,000SF to 10,000SF	SUP	SUP	Not Permitted	P
Retail 10,000SF +	SUP	SUP	Not Permitted	P
Dry Cleaner/Laundry Services	P	P	Not Permitted	Not Permitted
Salon/Barber Shop/Nail Salon	P	P	Not Permitted	P
Medical Office	P	SUP	Not Permitted	P
Office and Professional Uses				
Professional Office	P	P	Not Permitted	P
Financial Institution	P	P	Not Permitted	P
Veterinary Clinic	P	P	Not Permitted	P
Daycare	P	P	Not Permitted	SUP
Other/Unrelated Uses				
Civic/Governmental Uses	P	P	Not Permitted	P
Places of Worship	SUP	SUP	Not Permitted	P
Commercial Agriculture	Not Permitted	SUP	P	P
Assisted Living/Nursing Home	P	SUP	SUP	Not Permitted
Hotels	SUP	SUP	Not Permitted	SUP
Accessory Commercial Unit	SUP	SUP	Not Permitted	Not Permitted
Multiple Uses Per Parcel	P	P	Not Permitted	Not Permitted

P= Permitted
SUP= Requires Special Use Permit