

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

**Public Hearing #1572
June 22, 2010**

The Meeting was called to order at 7:05 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. by Chairman Ouellette

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members (Devanney, Farmer, Ouellette, and Thurz), and two Alternate Members (Mulkern and O'Brien) were present. Alternate Members Gowdy and Matthews was absent. Chairman Ouellette noted all Regular members and Alternate Member O'Brien would sit in on all Items of Business this evening.

Also present was Town Planner Whitten.

ADDED AGENDA ITEMS: None.

APPROVAL OF MINUTES/June 8, 2010:

MOTION: To APPROVE the Minutes of Public Hearing #1571 dated June 8, 2010 as presented.

Devanney moved/Farmer seconded/VOTE: **In Favor: Unanimous**

RECEIPT OF APPLICATIONS: None.

LEGAL NOTICE:

The following Legal Notice, which appeared in the Hartford Courant on Friday, June 11, 2010, and Friday, June 18, 2010, was read by Chairman Ouellette:

1. Application of G-III Holdings, LLC for a 1-lot resubdivision of property located at 58 Winkler Road. [A-1 Zone; Map 15, Block 17, Lot 19-1].

PERFORMANCE BONDS - ACTIONS; EXTENSION; ROAD ACCEPTANCE:

Mansions at Canyon Ridge – Request from James E. Ussery, Jr., of J. R. Russo & Associates, LLC for release of the bonds for Phase I:

Town Planner Whitten reported that Town Engineer Norton and Wetlands Agent Newton inspected the property and are happy with the status of Phase I; this Applicant has been good about maintaining this property. She referenced Town Engineer Norton's memo of

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5/17/2010 which recommends release of the full \$105,050 for Phase I, but also recommends that \$60,000 be retained for erosion control of Phase II. Town Planner Whitten noted that the Applicant has previously posted a bond of \$33,825 for Phase 2, an additional \$21,500 should be posted at this time.

MOTION TO APPROVE the release of the \$105,050 bond for erosion control and plantings for phase 1 of Mansions at Canyon Ridge. An additional \$21,600 shall be posted for erosion control and plantings for phase 2.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

NEW HEARING: G-III Holdings, LLC: 1-lot resubdivision of property located at 58 Winkler Road. [A-1 zone; Map 15, Block 17, Lot 19-1] (*Deadline for decision 7/27/10*):

Chairman Ouellette read the Hearing description. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, LLC, representing the Applicant, G-III Holdings, LLC; also present was Jim Giorgio, owner.

Mr. Ussery noted this Application is for a 1-lot resubdivision of a parcel on the west side of Winkler Road. This lot is south of the trolley tracks, and is served by sewer and water. The lot is part of a 5 lot subdivision which came before the Commission about 2 years ago; this lot (#19-1) and Lot 5 were not approved by the Inland/Wetlands Commission while lots 2, 3, and 4 were subsequently approved. Lot 5 was approved by the Inland/Wetlands Commission and this Commission a couple of months ago; the Applicant is submitting Lot 1 for approval at this time. Lot 1 has recently been approved by the Inland/Wetlands Commission.

Under this Application they are proposing the construction of a dwelling on a slab, with a 2 car garage; this proposal will require minimal grading. They are proposing a shed for the back yard; substantial plantings and a fence were required by the Inland/Wetlands Commission to protect the wetlands. The lot contains 4 ½ acres; 3.95 acres is proposed for a Conservation Easement which is comprised of 1.6 acres of contiguous upland review area and 2.77 acres of wetlands. The area of the Conservation Easement is proposed to fulfill the Open Space requirement under the Zoning Regulations, and is associated with the Conservation Easement approved for Lot 5. The Conservation Easement is also in close proximity to the Conservation Easements provided for Newberry Village; the total area in Conservation Easements approaches 90 acres.

Mr. Ussery noted they are requesting a waiver for streets lights, and sidewalks, as none exist in the area presently.

Town Planner Whitten advised the Commission this proposal is nearly the same as Lot 5 which was recently approved. The Inland/Wetlands Commission has approved a Permit for Lot 1; the Applicant is seeking approval from the Planning and Zoning Commission.

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Mr. Ussery noted they changed the type of dwelling from a Colonial, which was originally proposed, to a dwelling built on a slab. The Colonial required more filling and grading, so they changed the style of the house.

Commissioner Devanney questioned who installs the fence? Mr. Ussery replied that would be the responsibility of G-III Holdings. Chairman Ouellette questioned that the fence couldn't be removed by the property owner? Mr. Ussery noted there are notations in the deed advising of the Conservation Easement, and the area is marked on the property by conservation medallions installed every few feet on poles. G-III Holdings will also install the buffer plantings.

Chairman Ouellette noted he would not like to see the driveway go any closer to the tracks than is proposed on the plans. Mr. Ussery noted the distance from the center of the driveway to the center of the trolley tracks is 175'. Town Planner Whitten suggested an additional condition be added to the approval motion regarding the restriction of the driveway location.

Chairman Ouellette questioned the sightline distances. Mr. Ussery suggested the distance looking at oncoming traffic would approach 300'.

Commissioner Devanney referenced a triangle of land near the trolley tracks on the plans, and questioned if that would be deeded to the trolley museum? Mr. Ussery replied that was the intention, as that small amount of land has no value to the homeowner.

Chairman Ouellette opened discussion to the public; no one requested to speak.

The Commission reviewed the proposed conditions of approval. The following revisions were made: 1) Condition #12 regarding Health District approval of drinking water – deleted as the lot is served by public water. 2) Condition #4 regarding "right-to-farm" notations – deleted as the ability to farm any portion of this lot is negligible, 3) Condition #6 regarding Health District approval for septic system – deleted as lot is served by sewer, 4) Add condition regarding Town Engineer sign-off required prior to issuance of Zoning Permit, and 5) Add condition regarding driveway location.

Commissioner O'Brien questioned the uplands area behind the shed; could a homeowner clear that area of the vegetation? Mr. Ussery and Mr. Giorgio indicated the area is heavily wooded; clearing that area would be difficult. The area has been provided to give the homeowner a little more back yard. The area, while not in the Conservation Easement, is marked along the edges by the conservation medallions, restrictions are noted on the deed.

MOTION: / To CLOSE the Public Hearing on the Application of G-III Holdings, LLC: 1-lot resubdivision of property located at 58 Winkler Road. [A-1 zone; Map 15, Block 17, Lot 19-1] .

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Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

MOTION TO APPROVE WAIVERS in accordance with Section 8-26 of the Connecticut General Statutes and Section 2.15 of the East Windsor Subdivision Regulations for the 1 lot re-subdivision for the following:

1. Section 6.3 (Sidewalks): No sidewalks to be provided, as none exist in the area. Fee –in-lieu-of sidewalks to be provided and fee to be determined by Town Engineer
2. Section 6.5 (Street Lights) none in this area, and none were previously required.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

MOTION TO APPROVE open space to be in the form of Conservation Easements over entire property minus the house and yard building area.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

MOTION TO APPROVE the Application of owner G-III Holdings, LLC requesting a 1 lot re-subdivision of 4.45 acres located on the west side of Winkler Road, in the A-1 zone, also known as Assessors Map 15, Blk. 17, Lot 19-1.

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

Referenced Plans:

- 1/4 – Key Map – 1 Lot Re-Subdivision, 58 Winkler Road, East Windsor CT Map 15, Blk 17, Lot 19-1, Zone A-1, owner/applicant G-III Holdings, Inc., 45 Barber Hill Road, Broadbrook CT, prepared by J.R. Russo & Assoc., 1 Shoham Rd, East Windsor CT 06088 860/623-0569, 860/623-2485 fax, dated 4/29/10 ;1" = 200'
- 2/4 Re-Subdivision Plan, scale 1" = 40',
- 3/4 Topographic Plan, scale as shown, 4/29/10
- 4/4 Details and Soil Erosion & Sediment Control Notes

Recommended Conditions that must be met prior to signing of mylars:

1. The applicant shall submit a paper copy of the final approved plans to the Town Planner for review and comment prior to the submission of the final mylars.
2. All mylars submitted for signature shall require the seal and live signature of the

appropriate professional(s) responsible for preparation of the plans.

3. The final mylars shall contain the street numbers assigned by the East Windsor Assessor's Departments and the Map, Block and Lot numbers assigned by the Assessor's Office.
4. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this approval motion shall be filed in the land records prior to the signing of the final mylars.

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

5. When conservation and drainage easements exist, the deeds must be approved by the Town and filed on the Land Records prior to any permits being issued. For Conservation Easements, all markers shall be installed in accordance with the easement requirements prior to the issuance of any permits.
6. Conservation Easement markers shall be installed along the actual conservation boundary. Said markers shall be installed every 50 feet on 4" x 4" pressure treated posts, set in concrete (markers are available in the Planning Department)
7. Two sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set of signed mylars, shall be filed with the town clerk by the applicant, no later **than 90 days from publication of decision** or this approval shall be considered null and void unless an extension is granted by the Commission. One set, shall be filed in the Planning and Zoning Department.
8. A detailed sediment and erosion control plan shall be submitted for each lot at the time of application for Zoning Permits. In addition, a minimum \$1,200 E & S (cash) bond shall be submitted for each lot.

Conditions which must be met prior to certificates of compliance:

9. Iron pins must be in place at all lot corners and angle points.
10. Each driveway must have a 15' paved apron or a bond for such submitted.
11. Final grading and seeding shall be in place or a bond for the unfinished work submitted.
12. All required landscaping shall be in place, or if weather does not permit, a bond for the required plantings shall be submitted.
13. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted.

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14. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all public health and safety components have been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

15. This subdivision approval shall expire **five years from date of approval.** Failure to complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time to complete any/all subdivision improvements from the Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26c, as amended. The Commission shall require proper bonding be in place prior to the approval of any such extension.
16. A Zoning Permit shall be obtained prior to the commencement of any site work.
17. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
18. Any modifications to the proposed drainage or grading for the re-subdivision is subject to the approval of the town engineer.
19. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
20. By acceptance of this approval and 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.
21. Should the property transfer ownership prior to completion of all required work, or before a certificate of completeness is issued, the new owner must place new bonds in their name, at which time the original bond may be released.
22. Center line of driveway shall be no closer than 150 feet from center of railroad tracks.
23. Town Engineer shall sign off on zoning permit due to lack of review at time of Planning and Zoning Commission approval.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

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NEW BUSINESS: 8-24 Referral – East Windsor Athletic Club Exercise Heart Trail at East Windsor Middle School, 38 Main Street, Broad Brook:

Appearing to discuss this Application was Melissa Maltese, Director of the East Windsor Parks and Recreation Department, and a member of the East Windsor Athletic Club. Mrs. Maltese reported the East Windsor Parks and Recreation Department, East Windsor Athletic Club, and the East Windsor Board of Education are joining together to propose a Heart Walking Trail along the perimeter of the East Windsor Middle School in the Broad Brook section of town. The project ties into the curriculum for the students, as well as provides an opportunity for families in East Windsor to incorporate walking into their lives. The project will help improve the fitness scores for the schools, and will also help promote a healthy community. The groups are looking for a referral of this project to the Board of Selectmen.

Chairman Ouellette questioned the length of the trail? Mrs. Maltese indicated the trail approximate ½ mile in length but the markers would be double-sided so people could walk back and forth along the trail. Chairman Ouellette noted that the markers/signs are installed on 4' x 4' pressure-treated posts, one of which will be adjacent to the parking lot; were any concerns raised with regard to that marker? Mrs. Maltese reported representatives of the groups walked the site with school staff, who will be present when the signs will be put in. If any problems with placement are anticipated the markers will be moved in from the lot. An existing sidewalk will be used as the beginning point of the trail, which will then go to the back lines of the properties on Church Street, and then back around the baseball fields and back to the school.

Commissioner Thurz questioned who will maintain the trail? Mrs. Maltese reported that the Athletic Club will sponsor this trail and maintain and make repairs as necessary. They will be looking for sponsors for the heart stations and signage. There will not be any cost to taxpayers to construct or maintain this trail; there will not be a fee to use this trail. Commissioner Thurz questioned if they anticipate that kids on bikes will use this trail as well? Mrs. Maltese indicated signage will be installed noting this is a walking trail; she would hope the kids would respect it and people using the trail will police it.

Commissioner Devaney noted an entrance with a fence on Church Street. Mrs. Maltese reported that entrance already exists; people can walk in there and use an existing sidewalk. The only real entrance to this trail will be from the school parking lot.

Chairman Ouellette questioned if the approval of the signage could be handled administratively? Mrs. Maltese reported the signs are rather small and give a brief description of how to do a stretch, etc. The name of the sponsor for a station would be included on the sign as well. The hope to put in between 6 and 10 stations. Town Planner Whitten felt the signs could be handled administratively.

Chairman Ouellette questioned if the groups could apply for grants to fund this project? Mrs. Maltese reported she has applied for trail and fitness grants, and is talking to Senator

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Dodd's Office. A town must have something in place to apply for other grants; this trail is a starting point.

Commissioner O'Brien questioned if the trail would be plowed in the Winter? Mrs. Maltese replied negatively, noting it will be a seasonal trail.

The Commissioners agreed this is a good project; they are in favor of the referral.

MOTION TO MAKE A POSITIVE REFERRAL AND RECOMMEND TO THE EAST WINDSOR BOARD OF SELECTMEN to APPROVE the East Windsor Athletic Club Exercise Heart Trail at East Windsor Middle School, 38 Main Street, Broad Brook.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

NEW BUSINESS: Gregory Stewart – Temporary Liquor Permit to allow beer garden at Firemen's Carnival – August 13 & 14, 2010 from 6:00 p.m. to 1:00 a.m. at 89 Bridge Street, owned by the Warehouse Point Fire Department. [B-1 Zone; Map 1, Block 12, Lot 2].

Appearing to discuss this proposal was Gregory Stewart and Tony Dimastrantonio, of the Warehouse Point Fire Department (WPFDD). Mr. Stewart reported this year is the 100th Anniversary of the WPFDD; they will be holding a carnival for which they are seeking a permit for a beer garden to be held August 13th and 14th. The carnival had been cancelled in the past due to funding issues, but because this is the 100th Anniversary they wanted to reinstate the carnival and give something back to the Town. Mr. Dimastrantonio agreed the Fire Department wants to celebrate the 100th Anniversary.

Chairman Ouellette questioned if this event would be any different than those held in the past? Mr. Stewart reported it would be the same event; they hire off-duty police officers – one to assist people crossing Bridge Street to Geissler's parking lot and another to man the beer garden. Chairman Ouellette suggested there have been no problems in the past; there is no reason to believe this event would have any issues. The Commission concurred.

MOTION: To APPROVE the request for a Temporary Liquor Permit to allow beer garden at Firemen's Carnival – August 13 & 14, 2010 from 6:00 p.m. to 1:00 a.m. at 89 Bridge Street, owned by the Warehouse Point Fire Department. [B-1 Zone; Map 1, Block 12, Lot 2].

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

OLD BUSINESS: All American Products Corp. – Modification of Approved Site

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Plan including an area of fill over Phase II for Armster Reclaimed Lumber Co. located at 232 & 244-246 South Main Street. [M-1, B-2 & A-2 Zones; Map 33/38, Block 5, Lots 84-1 & 87] (*Deadline for decision 7/15/10*):

Appearing to discuss this issue was Jay Ussery, of J. R. Russo & Associates, LLC. Mr. Ussery noted that two meetings previous, during the original presentation, concerns were raised regarding the area of fill placement which is the same area which had been identified previously as expansion for storage for Armster. Mr. Balch was advised he and Armster must come to an agreement regarding this area; that has not yet occurred.

Chairman Ouellette questioned if this Application was proposed by the Applicant, or was it initiated for another reason? Town Planner Whitten reported that the Applicant is in violation with the Inland Wetlands Commission and the Department of Environmental Protection; both agencies have issued Cease & Desist Orders for removal of this fill. This Application is in response to those Orders.

Chairman Ouellette questioned the window for activity to occur? Mr. Ussery reported the time to remove this fill would be during August. Chairman Ouellette questioned if the property owner is aware of the need to move forward with this Application? Mr. Ussery suggested the property owner is aware; he didn't know with regard to Armster. Town Planner Whitten noted Armster is also under violation orders for other issues.

MOTION: To CONTINUE the Application of All American Products Corp. – Modification of Approved Site Plan including an area of fill over Phase II for Armster Reclaimed Lumber Co. located at 232 & 244-246 South Main Street. [M-1, B-2 & A-2 Zones; Map 33/38, Block 5, Lots 84-1 & 87]. Application to be continued until the Commission's next regularly scheduled Meeting, July 13, 2010, at 7:00 p.m. at the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

OLD BUSINESS: Farm on the River, LLC – Special Use Permit for Recreational Use, under Sec. 304(f), to allow a music performance event on August 27-29, 2010 at rear of 140 South Main Street, owned by Island View Farm, LLC. [B-2 & A-2 Zones; Map 33, Block 5, Lot 62A]. **Request for withdrawal:**

Town Planner Whitten reported that after the previous PZC Meeting the Applicant met with staff, and representatives of the North Central Health District and the (Warehouse Point) Fire Department. During the meeting the requirements for the various entities were discussed. The Applicant realized he wouldn't have time to advertise the event in order to get his money back; he and his partner had a parting of the ways and the Applicant decided to withdraw his request for this year. The Application Fee couldn't be returned because the money has already been spent advertising the Public Hearing, but the Application could be withdrawn without prejudice.

MOTION: To ACCEPT THE REQUEST FOR WITHDRAWAL WITHOUT PREJUDICE for : Farm on the River, LLC – Special Use Permit for Recreational Use, under Sec. 304(f), to allow a music performance event on August 27-29, 2010 at rear of 140 South Main Street, owned by Island View Farm, LLC. [B-2 & A-2 Zones; Map 33, Block 5, Lot 62A].

Devanney moved/Farmer seconded/

VOTE: In Favor: Unanimous (Devanney/Farmer/Ouellette/Thurz/O'Brien)

BUSINESS MEETING/(1) Newberry Village – Informal Discussion Regarding Sidewalks:

Appearing to participate in this discussion were Jay Ussery, of J. R. Russo & Associates, LLC, and Jim Giorgio, owner of Newberry Village.

Mr. Ussery reported that approximately 6 years ago approval was granted for Newberry Village, an Active Adult Community. During the approval process for the Inland Wetlands Commission and the PZC a requirement was made to include sidewalks within the complex. Those sidewalks were shown on the approved plan. There was considerable discussion regarding a “connection” between phases of the project during the approval process. During construction it was determined that the location of the sidewalks was close to the wetlands; the Inland Wetlands Commission agreed to the removal of the sidewalks. The Applicant now needs to return to the PZC to request the elimination of the sidewalks.

Chairman Ouellette questioned how the people who purchased the units, with the understanding that sidewalks were shown on the plans, feel about the elimination of the sidewalks? Lengthy discussion followed. Mr. Ussery cited Hillside Farms, on Depot Street, which included a walking trail around their perimeter. People don't seem to use it; there isn't a lot of traffic in the streets. Mr. Giorgio reported this is his third project; people seem to congregate on the streets. He indicated he is a fan of sidewalks where they connect to somewhere, but in Newberry Village during construction it's been determined the sidewalks can't be put in the locations in which they were proposed. Mr. Giorgio reported he has 12 or 13 units already built in Newberry Village; one sidewalk has been constructed. No one walks in the sidewalk, everyone walks in the street. He is looking forward to constructing the walking path to connect the different streets; people will be able to walk within the community. Mr. Giorgio indicated he raised the question of construction of sidewalks at an (homeowners) association meeting; the people preferred grass to sidewalks. He has tried to put in sidewalks in the locations indicated but is having problems with existing slopes. He is already having problems with erosion in areas which would be disturbed more by putting in sidewalks. He will be putting the money saved from not installing the sidewalks into better drainage.

Discussion continued. Mr. Giorgio continued to report that people walk in the streets; they walk in pairs or groups and talk as they walk. Mr. Ussery concurred, noting his

wife walks with her friends with the intent to be able to hold a conversation while they walk.

Commissioner Devanney indicated she didn't want see people in wheelchairs trying to navigate in the street; Mr. Giorgio felt the safest place to walk in the project was in the street rather than on the sidewalks. Town Planner Whitten noted the sidewalks have been proposed so that sections are on one side of the street in one location and then anyone would have to cross the street to enter the sidewalk on the other side of the street. That would be difficult for someone using a wheelchair as well. Commissioner Devanney felt that was an unsafe condition; she questioned how many alternate sidewalks had been constructed? Mr. Giorgio reported he hadn't begun construction in that phase yet. Commissioner Farmer felt the sidewalks were a better option in the Winter, and gave examples of unsafe conditions when people walk in the roads.

Town Planner Whitten interjected that the location of the sidewalks on the plans has now been found to be embankments to the vernal pools; those embankments would have to be filled in to install the sidewalks. The sidewalks would have to be sanded and salted in the Winter. The entire site is environmentally sensitive.

Discussion continued regarding the difficulty determining actual site conditions when designing a development from topographic maps and the difficulty of dealing with actual site conditions during construction. Various compromises were discussed, including reducing internal roadway width and internal road relocation.

Commissioner Devanney questioned if Town Engineer Norton could visit the site and offer an opinion? Town Planner Whitten suggested the Commission visit the site as well. This is a request because sidewalks don't really fit the site environmentally. The Commission requested permission to walk the site.

Chairman Ouellette noted the Applicant has the right to submit modification requests. He advised Mr. Giorgio that regulations call for sidewalks, or a Fee-In-Lieu of sidewalks. Mr. Giorgio suggested removing the sidewalks isn't a money saving issue for him; he would be applying money saved back into the project for other things, such as drainage. The Commission cited the need to apply the regulation consistently for all applications. Town Planner Whitten suggested Mr. Giorgio submit a plan showing how the Fee-In-Lieu would be used on site. She reiterated she felt sidewalks would not be good for this site environmentally, and would be detrimental to the vernal pools.

Chairman Ouellette questioned if the Inland Wetlands Commission agreed with the removal of the sidewalks? Mr. Giorgio reported he had appeared before the Inland Wetlands Commission because of the erosion issues. Chairman Ouellette questioned that the wetlands were not flagged to identify these issues before construction? Mr. Giorgio indicated he would be willing to compromise and put in some sidewalks. Chairman Ouellette suggested Mr. Giorgio poll the existing homeowners and submit a letter indicating their response; it would be more meaningful to the Commission if the

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homeowners supported the elimination of the sidewalks. Mr. Giorgio suggested people don't talk about the outside of their units; their concern is the inside. He will raise the sidewalk question at the next (homeowners) association meeting.

MOTION: TO TAKE A TEN MINUTE BREAK.

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

The Commission RECESSED at 8:50 p.m. and RECONVENED at 8:57 p.m.

BUSINESS MEETING/(2) Discussion on Farm Regulations:

Town Planner Whitten noted various changes made based on previous discussion with Commission members. Notable changes include: 1) change of one acre to one acre of useable pasture to own 1 animal unit, 2) no waiver allowed under the Special Use Application, 3) change in definitions, i.e. "barn" has been changed to "animal shelter" which is considered an agricultural building. Revisions continue.

BUSINESS MEETING/(3) Discussion on Incentive Housing Zone:

Town Planner Whitten reported 8 applicants have expressed interest in performing the feasibility study. A Special Meeting was scheduled for Tuesday, June 29th to interview applicants.

BUSINESS MEETING/(4) Discussion on Route 140 Sewers:

Town Planner Whitten reported East Windsor has been promised the USDA grant; the project still needs to go to Town Meeting for approval. Discussion followed regarding promotion of the project benefits.

BUSINESS MEETING/(5) Correspondence:

- Workshop, Wednesday, June 30th on the Broad Brook Watershed sponsored by the North Central Conservation District.

BUSINESS MEETING/(6) Staff Reports:

Nothing additional; see discussions above.

SIGNING OF MYLARS/PLANS, MOTIONS: None.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 10:00 p.m.

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Devanney moved/Farmer seconded/VOTE: In Favor: Unanimous

Respectfully submitted,



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