

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

**Public Hearing #1588
April 12, 2011**

*******Draft Document – Subject to Commission Approval*******

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

ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members (Devanney, Gowdy, O'Brien, Ouellette, and Thurz) and one Alternate Member (Mulkern) were present. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening. Also present was Town Planner Whitten.

GUESTS: Selectmen Mark Simmons, (Board of Selectmen's liaison to the Planning and Zoning Commission).

ADDED AGENDA ITEMS: None.

APPROVAL OF MINUTES/March 22, 2011:

MOTION: To APPROVE the Minutes of Public Hearing #1587 dated March 22, 2011 with the following amendments:

Page 5, CONTINUED PUBLIC HEARING: Herb Holden Trucking – Special Use Permit/Excavation for renewal of earth products removal permit for property located on Wapping Road (Rear), Approval Motion – Condition #14: “Operation of the gravel pit may include: a. screening of excavated material pursuant to provisions of ~~Section 9 and 9A.5~~ SECTIONS 502 AND 807, 2007 REGULATION REVISIONS, and b. crushing of rock and gravel mined on-site only with portable crushing apparatus and pursuant to provisions of ~~Section 9 and 9A.5~~ SECTIONS 502 AND 807, 2007 REGULATION REVISIONS.

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

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following Application:

1. Application of Merlot on the Water, LLC for a Special Use Permit/Sale of Alcohol for a Liquor Permit for Merlot on the Water, a wedding, meeting and

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banquet facility located at 27 Depot Street, owned by Thomas R. Kuhns. [B-1 Zone; Map 98, Block 44, Lot 41].

BUSINESS MEETING/(1) Discussion: Zoning Amendments related to Farm Regulations:

Town Planner Whitten reported that she has recently attended a Connecticut Farm Bureau workshop.

Town Planner Whitten opened discussion by noting the Commission has been considering various language to differentiate between an income producing farm – defined in these regulation revisions as a commercial farm – and a non-commercial farm – which is considered more of a leisure/hobby farm operated for personal purposes.

Discussion followed regarding alternative language. The Commission suggested they weren't as much concerned with the income from farming activities as with the size of the property on which the activity is located, and the harmony of the activities within its neighborhood. They also felt the terms “commercial farm” and “non-commercial farm” might be more understandable to the general public.

Town Planner Whitten presented the Commission with the following two documents to review:

1. Section 203 – Definitions: The Commission reviewed those definitions related to farming activities; only minor revisions were made.
2. Document reviewing various sections within the current Zoning Regulations as they pertain to farming activities: The Permitted Use Tables were revised to allow farms in all zones. Lengthy language within various sections was deleted and replaced with references to the new Section 305.3. Section 405 – Temporary Permits - now includes language to provide the Zoning Enforcement Official discretion to refer temporary events to the Planning and Zoning Commission to review traffic and parking concerns.

Town Planner Whitten noted the addition of Section 2.17 – Agricultural Buffers as Open Space – is proposed to be added to the Subdivision Regulations. The Commission has reviewed the proposed language at a previous meeting.

Regulation revisions will be referred to the Town Attorney for final review prior to referral to CRCOG. A Public Hearing will be held to adopt the revised Farm Regulations after comments are received from CRCOG. A specific date for the Public Hearing is dependent on the timeframe for referrals.

BUSINESS MEETING/(2) Discussion on Section 811 – Adult Oriented Establishments:

Lengthy discussion occurred; no definitive changes made.

BUSINESS MEETING/(3) Discussion on Route 140 – Sewer Extension/Zoning Issues:

Town Planner Whitten noted construction is scheduled to begin on the Route 140 sewer installation at the end of April. The bid process was held, a contractor selected, and preparation for beginning the project is occurring.

Town Planner Whitten advised the Commission consideration for hiring a facilitator to guide the Commission and the Town regarding appropriate business development is anticipated to be an Agenda Item on the Board of Selectmen's April 19th Meeting.

Lengthy discussion followed regarding the direction of the Route 140 business corridor growth.

BUSINESS MEETING/(4) Incentive Housing Zone – tabled.

BUSINESS MEETING/(5) Correspondence: None.

BUSINESS MEETING/(6) Staff Reports: None.

SIGNING OF MYLARS/PLANS, MOTIONS:

- Herb Holden – Special Use Permit (Extension) – Motion and conditions of approval.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:28 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(760)